

Prepared By:

Tommie Lacey Brokaw, Owner/Manager
High Cotton Industries, LLC
711 Signal Mountain Road #112
Chattanooga, TN 37405

After Recording Return To:

Bobbie L. Lowery
3105 Sunview Drive #43677
Vestavia, AL 35243



20240209000033240 1/3 \$152.50
Shelby Cnty Judge of Probate, AL
02/09/2024 11:39:50 AM FILED/CERT

Space Above This Line for Recorder's Use

Alabama Quitclaim Deed

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

One (1) limited liability company under the name of High Cotton Industries, LLC, a Limited Liability Company, residing at 711 Signal Mountain Road #112, Chattanooga, TN 37405.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Bobbie L. Lowery, a single individual, residing at 741 39th Place South, Birmingham, Alabama, 35222, (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Approx. Site Address: 2710 Indian Shoals Road, Wilsonville, AL 35186; Parcel No.: 19 3 07 0 001 037.000; SMITH'S CAMP, P LOT: 6, P BLK: 000, S LOT: 7, S BLK: 000, MAP BOOK: 03, MAP PAGE: 122 in the Office of the Judge of Probate of Shelby County, Alabama

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:

Tommie Lacey Brokaw, Owner/Manager
High Cotton Industries, LLC
711 Signal Mountain Road #112
Chattanooga, TN 37405

Date:

Shelby County, AL 02/09/2024
State of Alabama
Deed Tax: \$124.50

1st Witness Signature: Sandra H. Bailey

Date: 2-8-24

Printed Name: SANDRA H. BAILEY

2nd Witness Signature: Brad Hendrix Sr

Date: 2-8-24

Printed Name: Brad Hendrix, Sr

STATE OF ALABAMA)

COUNTY OF Jefferson)

On 2-8-2024 before me,

Tommie Lacey Brokaw, Sandra H Bailey, and Brad Hendrix Sr.

personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Lindsey Burns

Printed Name: Lindsey Burns

My Commission Expires: March 9, 2025



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(Seal)

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tommie Lacey Brokaw, Owner/Manager
Mailing Address High Cotton Industries, LLC
711 Signal Mountain Road #112
Chattanooga, TN 37405

Grantee's Name Bobbie L. Lowery
Mailing Address 3105 Sunview Drive #43677
Vestavia, AL 35243

Property Address 2710 Indian Shoals Road
Wilsonville, AL 35186

Date of Sale February 8, 2024

Total Purchase Price \$ 10.00

or

Actual Value \$

or

Assessor's Market Value \$ 124,010


20240209000033240 3/3 \$152.50
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| ☒ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Courtesy Tax Notice 10/01/2023 |
| ☐ Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-8-2024

Print Tommie Lacey Brokaw

Sign 
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)