

This instrument was prepared by, and return to:

Coleman Talley LLP
109 S. Ashley Street
Valdosta, GA 31601
File No.: 12000.090

Send tax notices to:

Seth Davis Gardens, LP
404 E. McKinney Avenue
Albertville, AL 35950

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **FOREST PARK SPECIALTY, L.L.C., a/k/a "Forest Park Specialties, LLC,"** an Alabama limited liability company (herein referred to as "Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY unto **SETH DAVIS GARDENS, LP**, an Alabama limited partnership (herein referred to as "Grantee"), the real property situated in Shelby County, Alabama, described as follows (the "Property"):

See Exhibit A attached hereto.

TO HAVE AND TO HOLD the Property, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, unto Grantee, its successors and assigns forever.

This Quitclaim Deed is executed for nominal consideration for the purpose of perfecting title to real estate by ensuring that the above-described property contains no "gaps" or "gores" and constitutes the same parcel as was conveyed by Grantor to Grantee via that certain General Warranty Deed recorded in the Probate Court Records of Shelby County, Alabama in immediate proximity to this Quitclaim Deed.

[Executed on Following Page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed under hand and seal as of the 27th day of February, 2024.

GRANTOR:

**FOREST PARK SPECIALTY, L.L.C.,
a/k/a Forest Park Specialties, LLC,
an Alabama limited liability company**

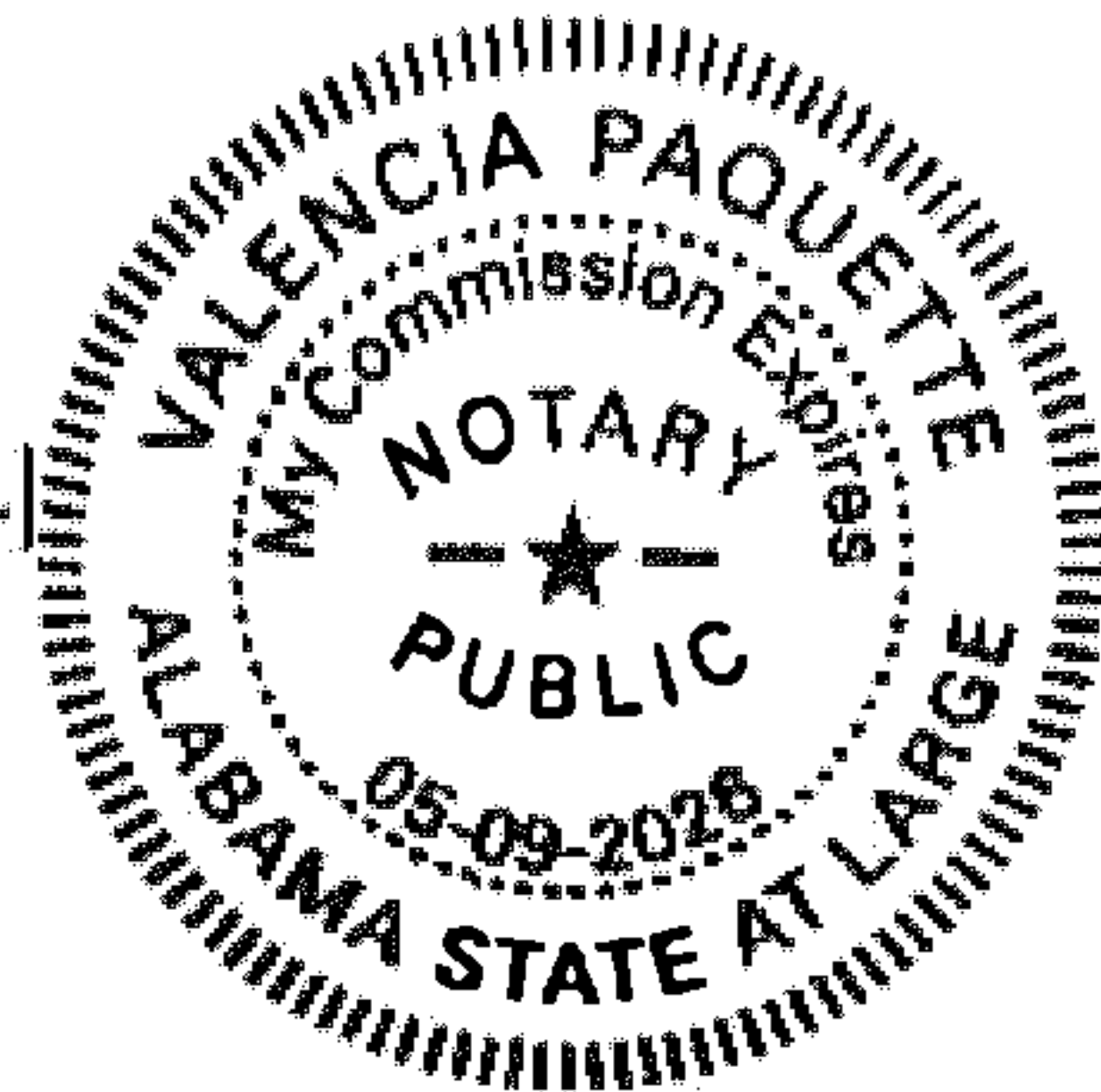
By:  (SEAL)
Earl Morrow Gibson, Authorized Member

STATE OF Alabama)
)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that EARL MORROW GIBSON, whose name as Authorized Member of FOREST PARK SPECIALTY, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Member of such limited liability company and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27th day of February, 2024.

[NOTARIAL SEAL]



Valencia Paquette
Notary Public

My commission expires: 5/9/2026

EXHIBIT A
LEGAL DESCRIPTION

Commence at a capped pipe in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 08' 47" West along the East boundary of said quarter-quarter section for a distance of 675.20 feet to a capped iron in place; thence proceed South 89° 58' 39" West for a distance of 393.09 feet to a capped iron in place being located on the Easterly right of way of Shelby County Road No. 12; thence proceed Southwesterly along the Easterly right of way of said road and along the curvature of a concave curve right having a delta angle of 16° 12' 23" and a radius of 1185.92 feet for a chord bearing and distance of South 07° 50' 56" West, 334.33 feet to the P.T. of said curve being a concrete right of way monument in place, thence proceed South 16° 02' 45" West along the Easterly right of way of said road for a distance of 358.26 feet; thence proceed South 89° 25' 46" East for a distance of 535.84 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 32, Township 21, Range 2 West, Shelby County, Alabama.

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

Grantee's Name	Seth Davis Gardens, LP
Mailing Address	404 E. McKinney Ave. Albertville, AL 35950

Date of Sale February 29, 2024

Total Purchase Price \$

or
Actual Value \$ _____

or
Assessor's Market Value \$ 199,150.00 (Note: to clear title)

☐ Bill of Sale
☐ Sales Contract
☐ 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.

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).

Print BRET McNEEL

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