

This Instrument Prepared By:
James F. Burford, III, Attorney at Law

1129 Winward Lane
Vestavia, Alabama 35216

Title Not Examined by Preparer

Send Tax Notice to:
Springs Crossing Homeowners Association, Inc

c/o Randall H. Goggans
2909 CR 1005
Jemison, AL 35085

QUITCLAIM DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**



20240308000064850 1/3 \$28.50
Shelby Cnty Judge of Probate, AL
03/08/2024 04:26:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of separately setting out the conveyance in Article V paragraph 1 of the Declaration of Restrictive Covenants for Springs Crossing as set out in inst.# 2190213000047140 Probate Office of Shelby County, Alabama and as required by the Shelby County, Alabama revenue department and for other good and valuable consideration in hand paid to the undersigned **AR Properties, LLC, (the Grantor) whose mailing address is 4000 Eagle Point Corporate Drive, Birmingham, Alabama 35242**, the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Springs Crossing Homeowners Association, Inc. (**hereinafter called Grantee**) whose mailing address c/o **Randall H. Goggans 2909 CR 1005, Jemison, AL 35085** all it's right, title, interest, and claim in or to the following described real estate, situated in Jefferson County, Alabama, and described as follows: the south 3 acres of Shelby County, AL. Parcel ID # 21-8-28-1-002-037.000 and more particularly described on Exhibit A, attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, Randall H. Goggans as Manager of AR Properties, LLC and who is authorized to execute this conveyance, has hereunto set his hand and seal this the 2nd day of - February, 2024.

AR Properties, LLC

By: Randall H. Goggans
Randall H. Goggans, Manager

**STATE OF ALABAMA)
Shelby COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Randall H. Goggans whose name as Manager of AR Properties, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same as the act of said LLC on the day the same bears date.

Given under my hand and official seal this 2nd day of Feb., 2024

Shelby County, AL 03/08/2024
State of Alabama
Deed Tax: \$.50

Heather Little
Notary Public
My Commission Exp. 10-17-27



Exhibit "A"



20240308000064850 2/3 \$28.50
Shelby Cnty Judge of Probate, AL
03/08/2024 04:26:16 PM FILED/CERT

A Parcel of land to be known as Springs Crossing Home Owner's Association Common Area of Springs Crossings Commercial, Sector 2, being more particularly described as follows:

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama; thence N02°08'02"W a distance of 859.12'; thence S87°48'08"W a distance of 427.49'; thence N02°12'11"W a distance of 1009.79' to the Southerly R.O.W. line of Alabama Highway 70, to a curve to the right, having a radius of 5855.51', subtended by a chord bearing N85°05'06"W, and a chord distance of 314.53'; thence along the arc of said curve and along said R.O.W. line a distance of 314.57'; thence S06°27'15"W and along said R.O.W. line a distance of 20.00'; thence N83°32'45"W and along said R.O.W. line a distance of 581.59'; thence S01°51'04"E and leaving said R.O.W. line a distance of 308.58' to the POINT OF BEGINNING; thence continue S01°51'04"E a distance of 442.29'; thence N88°08'56"E a distance of 113.13'; thence S66°53'51"E a distance of 34.13'; thence N55°28'06"E a distance of 214.92' to the Westerly R.O.W. line of Springs Crossing Parkway; thence N03°16'03"W and along said R.O.W. line a distance of 199.01'; thence S86°43'13"W and along said R.O.W. line a distance of 10.00'; thence N03°16'03"W and along said R.O.W. line a distance of 125.45'; thence N88°46'03"W and leaving said R.O.W. line a distance of 307.39' to the POINT OF BEGINNING.

Said Parcel containing 3.00 acres, more or less.

Subject to a 20' Easement as recorded in Springs Crossing, Sector 1, in Map Book 50, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name AR Properties, LLC
Mailing Address 4000 Eagle Point
Corporate Dr.
Birmingham AL 35242

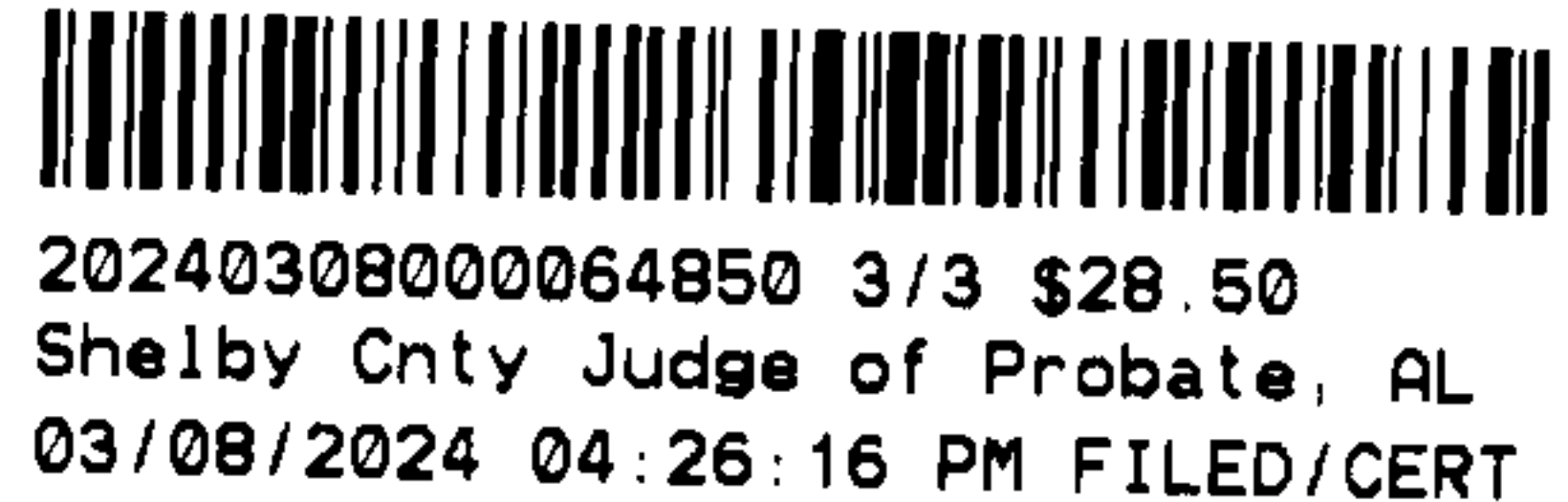
Grantee's Name Springs Crossing HOA
Mailing Address 4000 Eagle Point Corporate
Dr.
Birmingham, AL 35242

Property Address 448 Springs Crossing Pkwy
Columbiana AL
35251

Date of Sale February 2, 2024
Total Purchase Price \$ 500,000

or
Actual Value \$

or
Assessor's Market Value \$



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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

Common Area

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 _____

Print Randall H. Gagnaus

Sign AR Properties, Member

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Randall H. Gagnaus

Form RT-1