

20240321000077410  
03/21/2024 12:11:32 PM  
QCDEED 1/4

This instrument prepared by:  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

## QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable considerations and the sum of Ten And No/100 Dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I/we, S & C Family Partnership, Ltd., (hereinafter referred to as **GRANTOR**), does hereby remise, release, quit claim, grant, sell, and convey to Timothy Goodpastor (hereinafter referred to as **GRANTEE**), all of GRANTOR's right, title, interest and claim in or to the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

The following described property located in Section 6, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of Section 6, Township 19 South, Range 1 West, thence run South 1,322.33 feet to the point of beginning. Thence continue South to the Westerly right of way line of Alabama Highway 119, thence Northeasterly along said right of way 767.03 feet; thence West to the point of beginning, containing approximately 2.34 acres, more or less.

## DEED PREPARED TO CLEAR PAST TITLE ISSUES

This conveyance is subject to easements, restrictions, reservations, covenants, conditions, minerals and mining rights, rights of way, of record, if any:

IN WITNESS WHEREOF, we have hereunto set my hands and seals on this the 13 day of March, 2024.

**S & C Family Partnership, Ltd.**

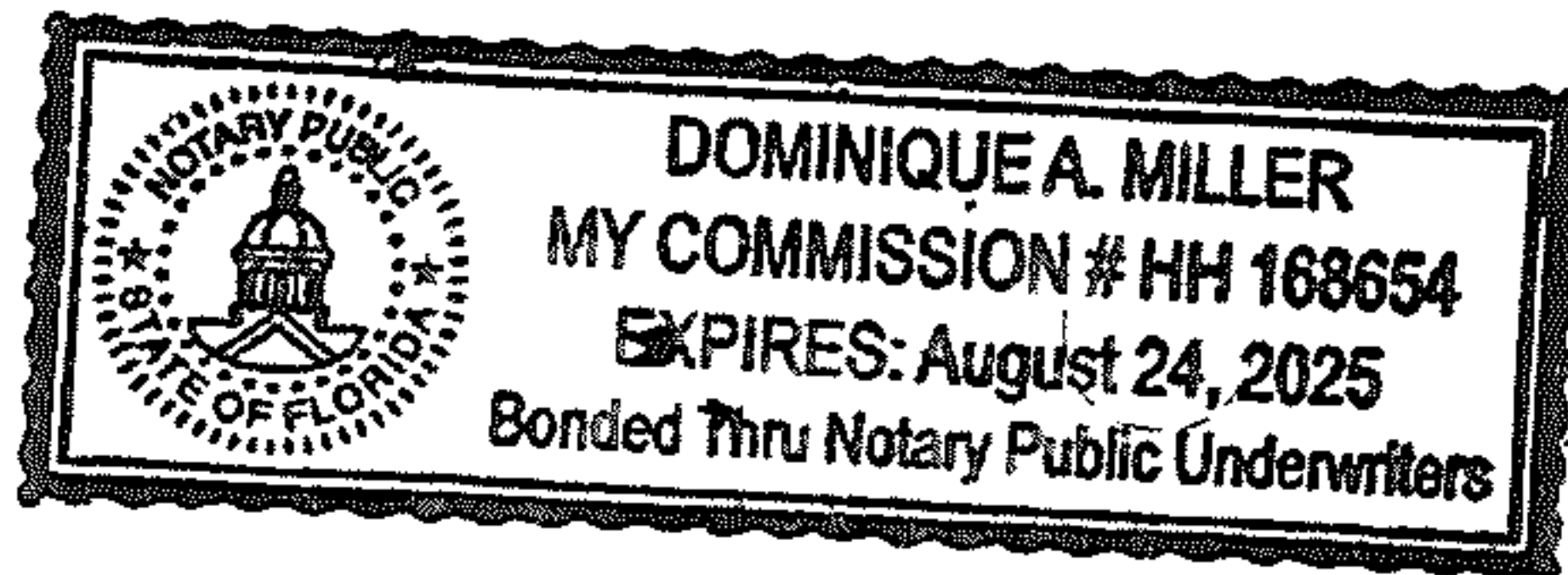
*John DiGiorgio MGR*  
BY: DiGiorgio Management, LLC, General Partner  
BY: John DiGiorgio  
It's: Manager

STATE OF *Florida*  
COUNTY OF *Santa Rosa*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John DiGiorgio, whose name as Manager of DiGiorgio Management, LLC. General Partner of S & C Family Partnership, Ltd is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily and in his capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 13<sup>th</sup> day of March, 2024.

*D. Miller*  
\_\_\_\_\_  
Notary Public  
My commission expires: *Aug. 24, 2025*



IN WITNESS WHEREOF, we have hereunto set my hands and seals on this the 13 day of March, 2024.

S & C Family Partnership, Ltd.

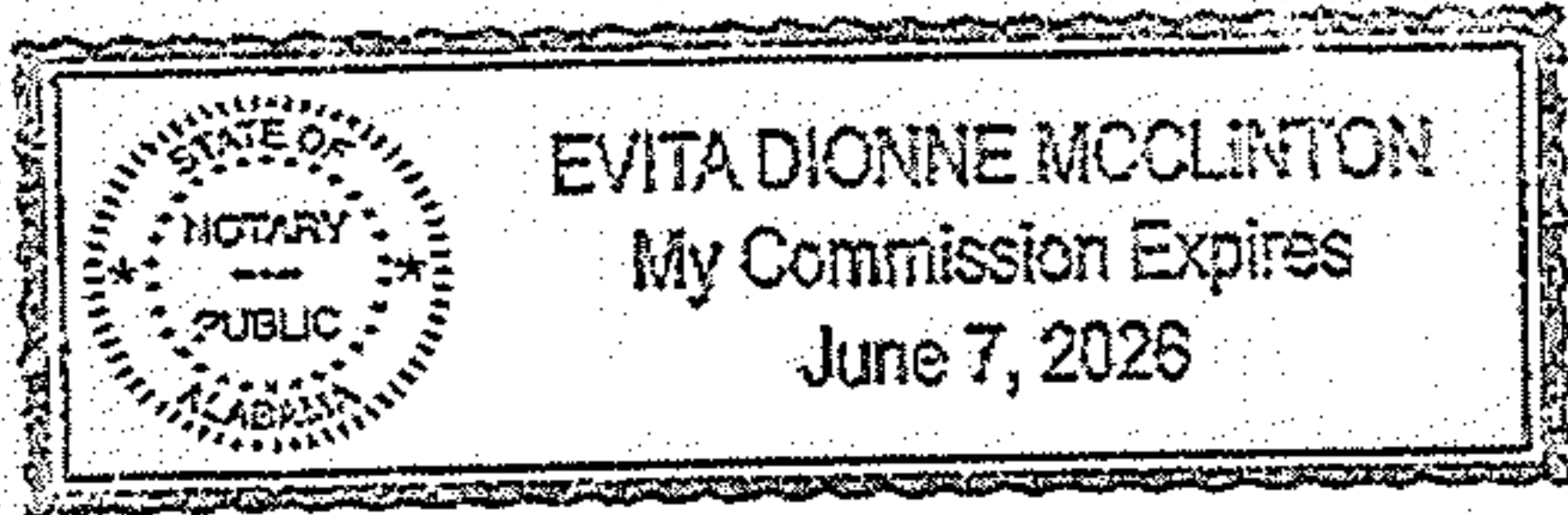
Sammylie Kurtts  
BY: Sammylie Kurtts  
It's: General Partner

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Sammylie Kurtts, whose name as General Partner of S & C Family Partnership, Ltd., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily and in her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 13 day of March, 2024.

[Signature]  
Notary Public  
My commission expires: 6-7-26



**Real Estate Sales Validation Form**

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

Grantor's Name	S & C Family Partnership, Ltd	Grantee's Name	Timothy Goodpastor
Mailing Address	356 Hughes Rd New Market, AL 35761	Mailing Address	620 Cahaba Valley Rd Birmingham, AL 35242
Property Address	6420 Cahaba Valley Rd Birmingham, AL 35242	Date of Sale	March 15, 2024
		Total Purchase Price	10.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$98,230.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: Quit Deed to clear past title issue
<input type="checkbox"/> 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**

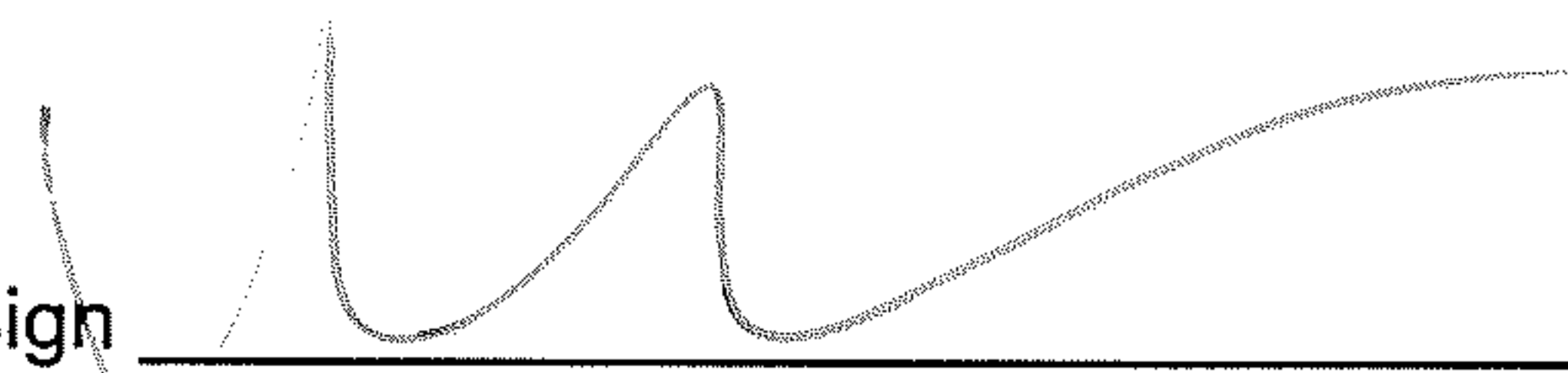
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

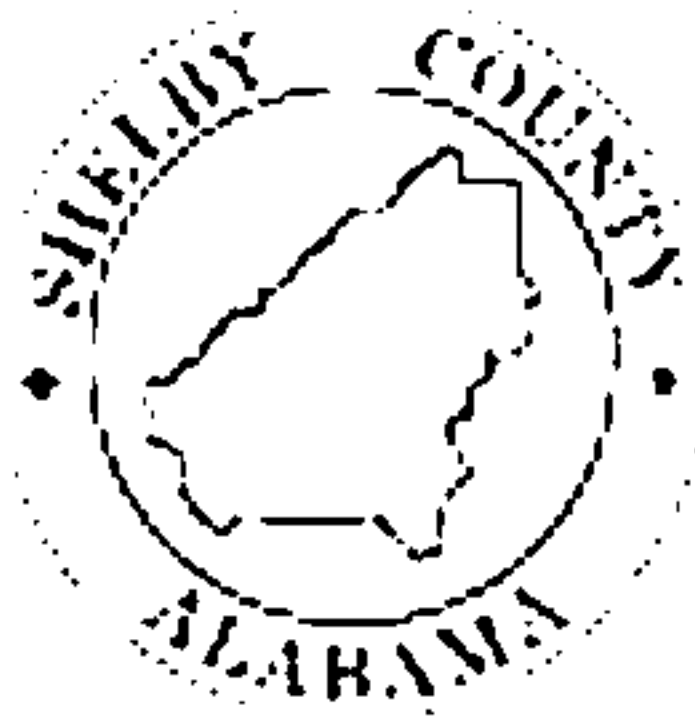
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: March 15, 2024

Sign  \_\_\_\_\_  
Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/21/2024 12:11:32 PM**  
**\$32.00 PAYGE**  
**20240321000077410**

*Allen S. Bayal*