

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF TITLE EXAMINATION:

Burt W. Newsome
Greystone Title, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **JARED PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP** (the “Grantor”), do hereby remise, release, quitclaim and convey unto **HIGHWAY 31 COMMERCIAL PARK, LLC** (hereinafter referred to as the “Grantee”), any and all of the Grantor’s right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Beginning at the SE corner of the NW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West; thence run North along said ¼ - ¼ line a distance of 331.86 feet; thence turn an angle of 92 deg. 05 min. 05 sec. Left and run a distance of 968.93 feet; more or less to the Easterly right of way of Hwy. # 31; thence turn an angle of 82 deg. 06 min. 29 sec. left and run a distance of 340.26 (334.46 M) feet along said right of way; thence turn an angle of 98 deg. 12 min. 01 sec. (97 deg. 10 min. 13 sec. M) left and run a distance of 349.81 (348.46 M) feet; thence turn an angle of 86 deg. 09 min. 11 sec. (86 deg. 09 min. 44 sec. M) left and run a distance of 42.05 (42.17 M) feet; thence turn an angle of 89 deg. 50 min. 29 sec. (89 deg. 51 min. 02 sec. M) right and run a distance of 652.21 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
(Tax Parcel ID: 28 2 09 0 001 030.001; 28 2 09 0 001 030.000)

TO HAVE AND TO HOLD to the Grantee, **HIGHWAY 31 COMMERCIAL PARK, LLC**, their successors and assigns, forever.

[Signature page follows]

IN WITNESS WHEREOF, JARED PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 21st day of MARCH, 2024.

**JARED PROPERTIES,
AN ALABAMA GENERAL PARTNERSHIP**

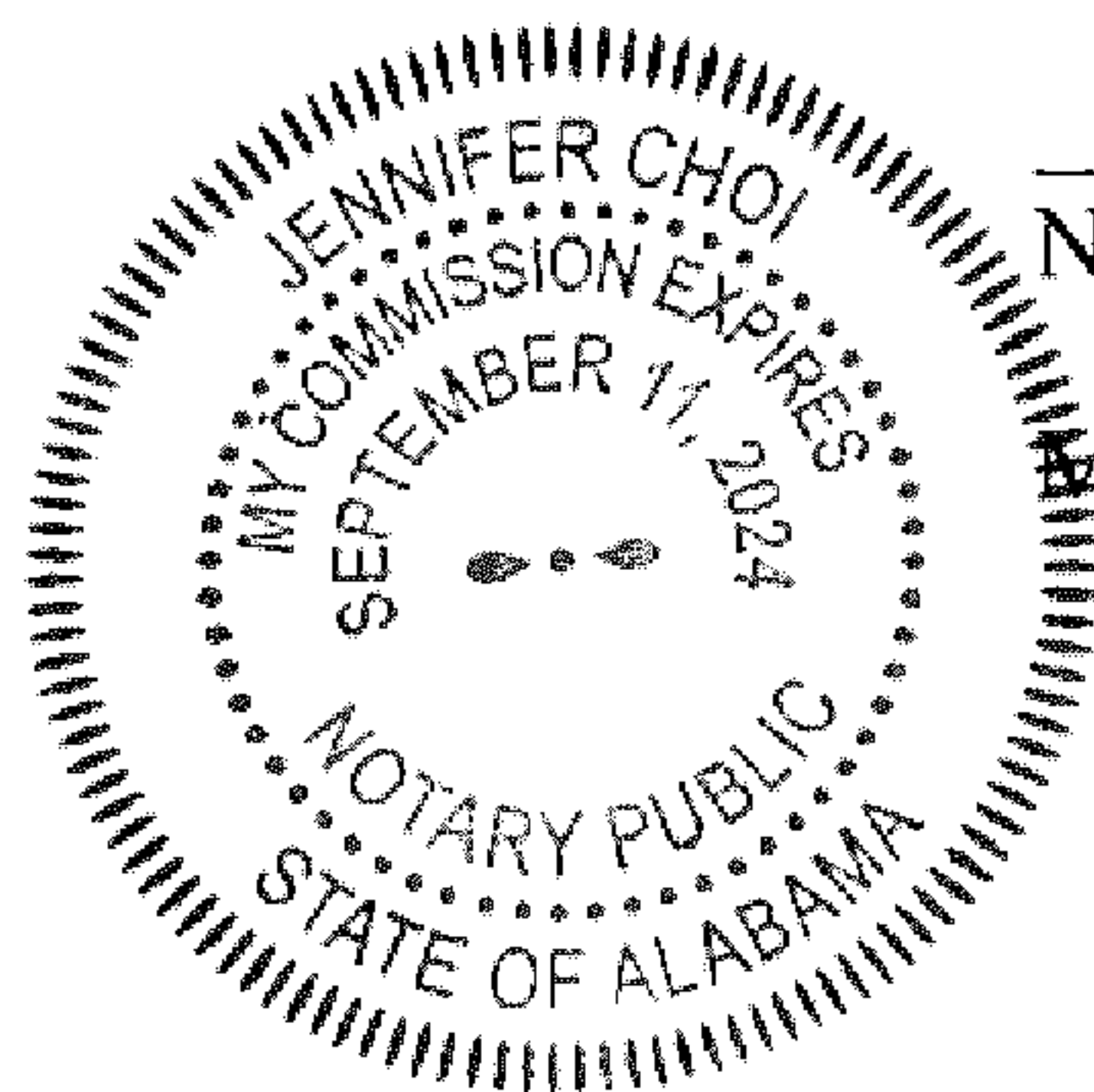
By: _____

ITS: PARTNER

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael Jared, whose name as Partner of **JARED PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP**, 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 officer, with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this 21st day of March, 2024



Notary Public

My Commission Expires: 9/11/2024

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jared Properties
 Mailing Address 245 Bream Cove Rd
Columbiana, AL 35051

Grantee's Name Highway 31 Commercial Park
 Mailing Address 108 Jennifer's Cove
Monticello AL 35115

Property Address _____

Date of Sale 3/21/2024

Total Purchase Price \$ _____

28-2-09-0-001-030.001

or

28-2-09-0-001-030.000

Actual Value

\$140,000-

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 TAX REDEMPTION

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 3/21/2024

Print Jennifer Choz

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 03/21/2024 01:59:05 PM
 \$168.00 JOANN
 20240321000077750

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Byrd