

This instrument prepared by:

Carl E. Chamblee, Jr.
Chamblee & Malone, LLC
Attorneys at Law
111 Watterson Parkway
Trussville, Alabama 35173

Send Tax Notice to:

INA, LLC
3637 Altadena Drive
Vestavia, Alabama 35243

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO. TITLE INSURANCE WAS NOT ORDERED OR PAID FOR BY EITHER GRANTOR OR GRANTEE.

STATE OF ALABAMA) QUIT CLAIM DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, M & M Partnership, LLP an Alabama Limited Liability Partnership, of 3637 Altadena Drive, Vestavia, Al 35243 ("Grantor"), in hand paid by INA, LLC, an Alabama Limited Liability Company of 3637 Altadena Drive, Vestavia, Al 35243 ("Grantee"), the receipt of which is hereby acknowledged, Grantor does by these presents, REMISE, RELEASE, QUIT CLAIM, GRANT, SELL, AND CONVEY unto said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

PARCEL 1

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 183.00' to a point on the Northerly R.O.W. line of Ruffin Road; thence S72°43'29"E and along said R.O.W. line, a distance of 237.00'; thence N02°06'09"E and leaving said R.O.W. line, a distance of 190.00'; thence N75°11'23"W, a distance of 248.00' to the POINT OF BEGINNING.

Sold Parcel containing 1.00 acres, more or less.

PARCEL 2

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53'; thence S75°11'23"E, a distance of 248.00' to the POINT OF BEGINNING; thence N40°57'17"E, a distance of 119.91'; thence S65°11'34"E, a distance of 167.00' to a point on the Northwesternly R.O.W. line of Helena Road and the beginning of a non-tangent curve to the left, having a radius of 646.64, a central angle of 25°13'17", and subtended by a chord which bears S33°21'32"W, and a chord distance of 282.38'; thence along the arc of said curve and said R.O.W. line, a distance of 284.65' to the Northerly R.O.W. line of Ruffin Road; thence N72°43'29"W, leaving said Helena Road and along said Ruffin Road R.O.W. line, a distance of 85.77'; thence N02°06'09"E and leaving said R.O.W. line, a distance of 190.00' to the POINT OF BEGINNING.

Sold Parcel containing 0.92 acres, more or less.

PARCEL 3

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53'; thence S75°11'23"E, a distance of 248.00'; thence N40°57'17"E, a distance of 119.91' to the POINT OF BEGINNING; thence N23°00'00"E, a distance of 25.42'; thence N38°46'03"E, a distance of 171.23'; thence S40°52'47"E, a distance of 82.51'; thence S02°11'34"E, a distance of 136.22' to a point on the Northwesternly R.O.W. line of Helena Road; thence S44°23'31"W and along said R.O.W. line, a distance of 19.73' to a curve to the left, having a radius of 646.64, a central angle of 01°36'53", and subtended by a chord which bears S46°46'37"W, and a chord distance of 18.22'; thence along the arc of said curve and said R.O.W. line, a distance of 18.22'; thence N85°11'34"W and leaving said R.O.W. line, a distance of 167.00' to the POINT OF BEGINNING.

Sold Parcel containing 0.54 acres, more or less.

PARCEL 4

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53'; thence S75°11'23"E, a distance of 248.00'; thence N40°57'17"E, a distance of 119.91'; thence N23°00'00"E, a distance of 25.42'; thence N39°48'03"E, a distance of 171.23' to the POINT OF BEGINNING; thence N23°39'26"E, a distance of 67.47'; thence S74°18'00"E, a distance of 221.31' to a point on the Northwesternly R.O.W. line of Helena Road and the beginning of a non-tangent curve to the right, having a radius of 1558.70, a central angle of 06°47'20", and subtended by a chord which bears S40°59'51"W, and a chord distance of 184.58'; thence along the arc of said curve and said R.O.W. line, a distance of 184.69'; thence S44°23'31"W and along said R.O.W. line, a distance of 85.51'; thence N02°11'34"W and leaving said R.O.W. line, a distance of 136.22'; thence N40°52'47"W, a distance of 82.51' to the POINT OF BEGINNING.

Sold Parcel containing 0.66 acres, more or less.

Subject to current Ad Valorem Taxes not yet due and payable

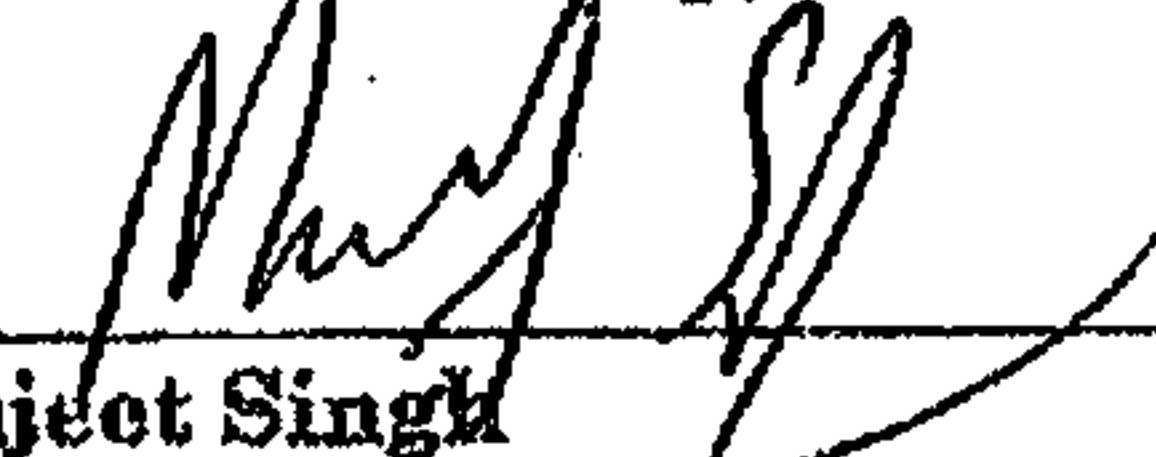
Subject to any and all existing easements, restrictions, conditions and limitations of record.

The undersigned is the duly authorized officer of M & M Partnership, LLP., an Alabama Limited Partnership, to execute this conveyance on behalf of said Alabama Limited Liability Partnership in his capacity as Managing Partner.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, by its Managing Partner, Manjeet Singh, who is authorized to execute this conveyance, has hereunto set his signature and seal on this 18th day of August, 2022.

M & M Partnership, LLP

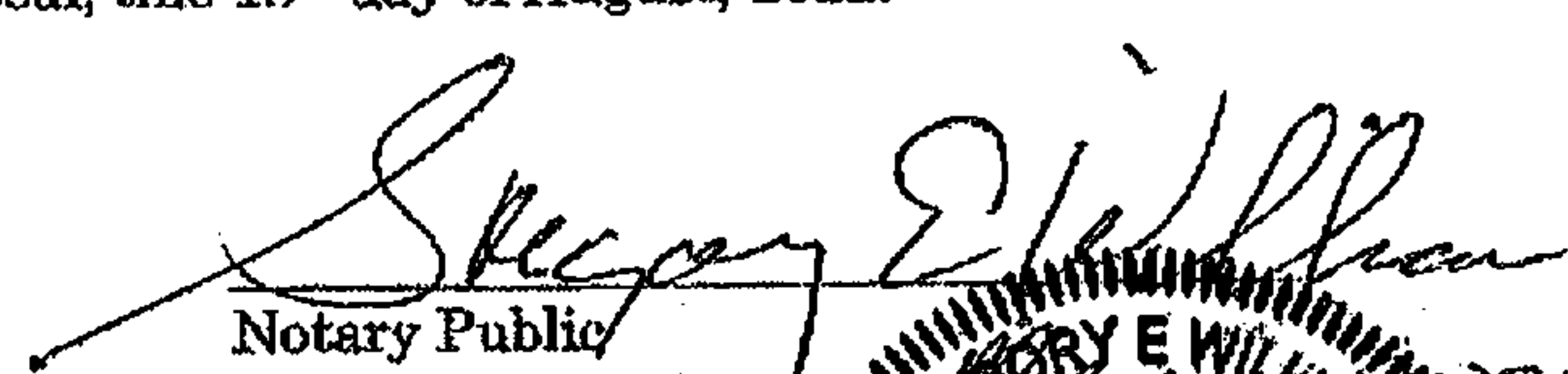
 (SEAL)
Manjeet Singh
Its Managing Partner

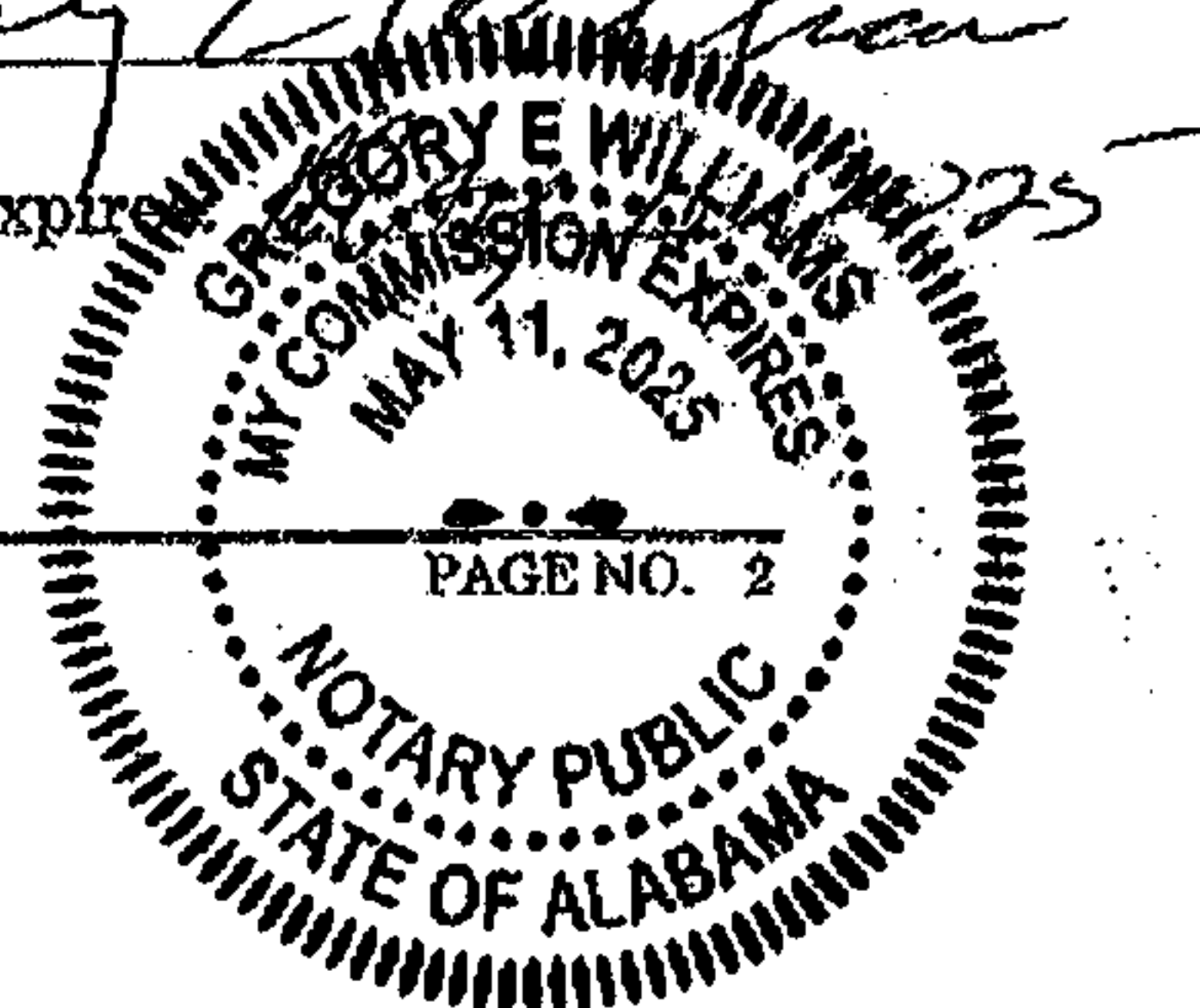
ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Manjeet Singh, whose name as Managing Partner of M & M Partnership, an Alabama Limited Liability Partnership, 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 in his capacity as such Managing Partner, executed the same voluntarily and with full authority, on the day the same bears date.

Given under my hand and official seal, this 18th day of August, 2022.


Notary Public
My Commission Expires



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

Grantor's Name M & M Partnership, LLP
 Mailing Address 3637 Altadena Drive
Vestavia, Alabama 35243

Grantee's Name INA, LLC
 Mailing Address 3637 Altadena Drive
Vestavia, Alabama 35243

Property Address Parcel #13-5-15-2-001-009.000
Parcel #13-5-15-2-001-008.000
Parcel #13-5-15-2-001-007.000
Parcel #13-5-15-2-001-007.001
10 Ruffin Road
Helena, Alabama 35080

Date of Sale August 18, 2022
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$315,030.00

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).

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Market Value
☐ 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 April 26, 2024

☐ Unattested

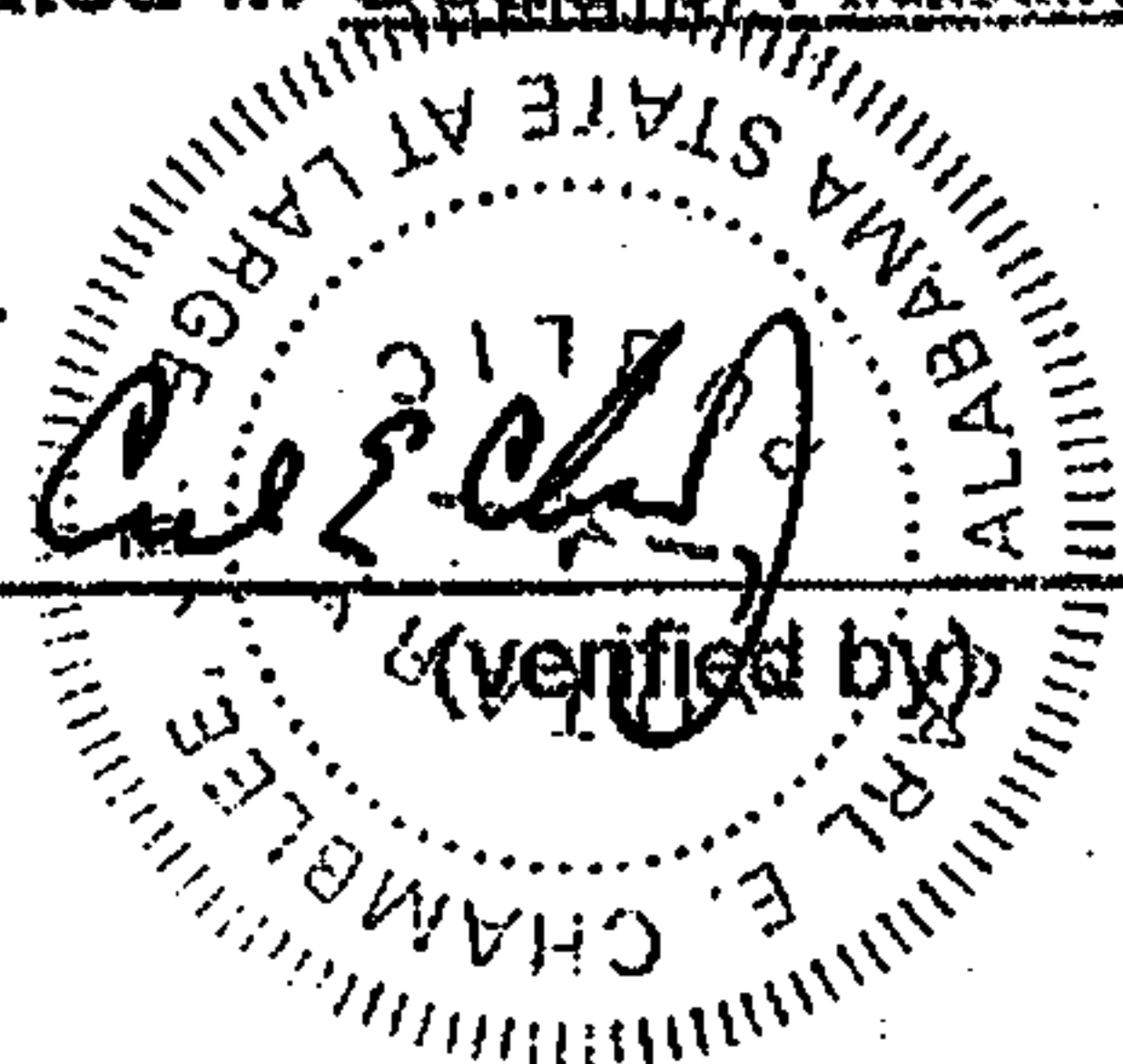
Print Manjeet Singh, Managing Partner - M & M Partnership, LLP

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/26/2024 12:45:22 PM
 \$343.50 BRITTANI
 20240426000122430

Manjeet Singh