

This Instrument Prepared By:

LYNN BYRD
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30097
File No. CONREX-QCD-NEW

Send Tax Notices to:

BSFR III OWNER I LLC
997 MORRISON DRIVE STE 402
CHARLESTON, SC 29403

QUIT CLAIM DEED

THIS QUITCLAIM DEED, Executed this 1st day of May, 2024, by first party **BSFR TRS III LLC, A DE LLC**, whose address is 997 MORRISON DRIVE STE 402, CHARLESTON, SC 29403, (hereinafter referred to as the "Grantor") to second party, **BSFR III OWNER I LLC, A DE LLC** whose address is 997 MORRISON DRIVE STE 402, CHARLESTON, SC 29403, (herein after referred to as the "Grantee"), that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and/or other good and valuable consideration paid by the said second party, the receipt of which is hereby acknowledged, the said Grantor does by these presents hereby remise, release, quitclaim and convey to the said Grantees the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 3B, IN BLOCK 1, ACCORDING TO THE SURVEY OF SOUTHWIND, SECOND SECTOR, AS
RECORDED IN MAP BOOK 6 PAGE 106 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

APN: 23-2-10-4-001-014.000

Property Address: 1932 TAHITI LANE, ALABASTER, AL 35007

This instrument was prepared without the benefit of a title examination.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD to the said Grantees forever.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her hand and signature to this instrument of conveyance on this 1 day of May, 20 24.

Witness (If Applicable)

BSFR TRS III LLC, A DE LLC

By: _____

By: Cathy Harris

Name: _____

Name: Cathy Harris

Title: Authorized Signatory

State of GEORGIA)
County of GWINNETT)

I, Tawana C. Cornish, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Cathy Harris, whose name as authorized signatory (title) of **BSFR TRS III LLC, A DE LLC**, a corporation, 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 the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **BSFR TRS III LLC, A DE LLC** on the same day bears date.

Given under my hand (and official seal of office) this 1st day of May, 2024.

Tawana C. Cornish

Notary Public

My commission expires: 3/21/2028





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/02/2024 01:04:06 PM
 \$237.00 PAYGE
 20240502000129030

Ann S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name BSFR TRS III LLC
 Mailing Address 997 Morrison Dr Ste 900
Charleston, SC 29403

Grantee's Name BSFR III OWNER I LLC
 Mailing Address 997 Morrison Dr Ste 402
Charleston, SC 29403

Property Address 1932 Tahiti Lane
Alabaster, AL 35007

Date of Sale _____
 Total Purchase Price \$ 10

or
 Actual Value \$

or
 Assessor's Market Value \$ 209,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Internal transfer

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 5/1/24

☐ Unattested

[Signature]
 (verified by)

Print Cathy Harris, Authorized Signatory

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one