

INSTRUMENT PREPARED BY
Cloud & Wills, LLC

Property Address:
12190 Old Highway 280
Chelsea, AL 35043

Grantee's Address:
Classic Colonial, LLC
8350 Bee Ridge Rd #357
Sarasota, FL 34241

STATE OF Alabama
COUNTY OF Shelby

QUITCLAIM DEED

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 in hand paid to Fredrick M. Rice, and Linda M. Rice (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Classic Colonial LLC, a Tennessee Limited Liability Company (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

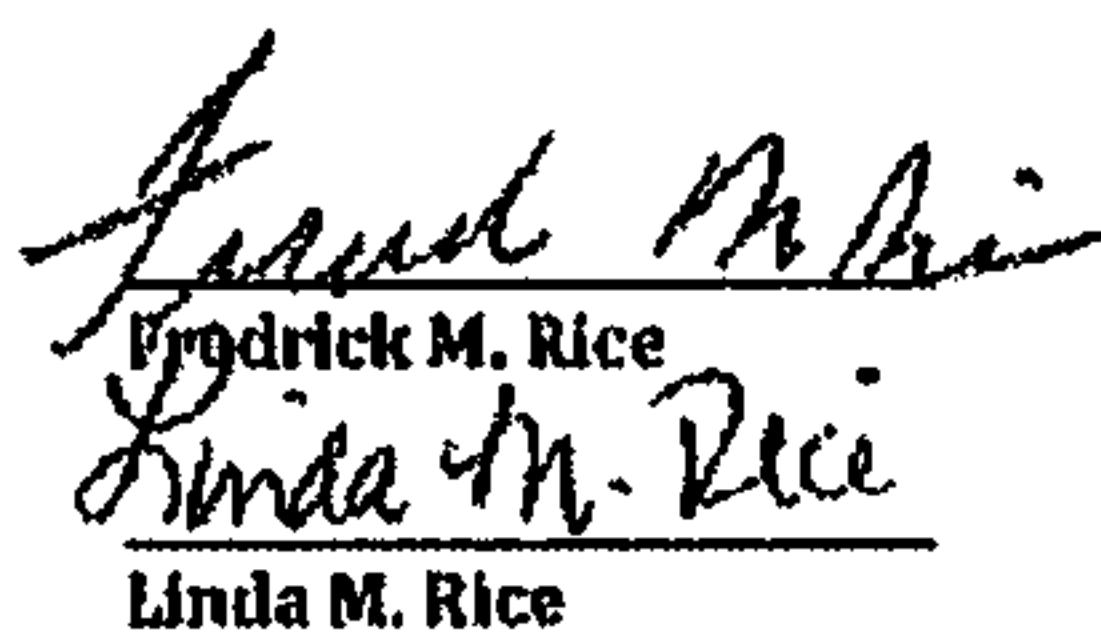
LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee(s), forever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 6th of August, 2024


Fredrick M. Rice
Linda M. Rice

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Fredrick M. Rice and Linda M. Rice whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of August, 2024.

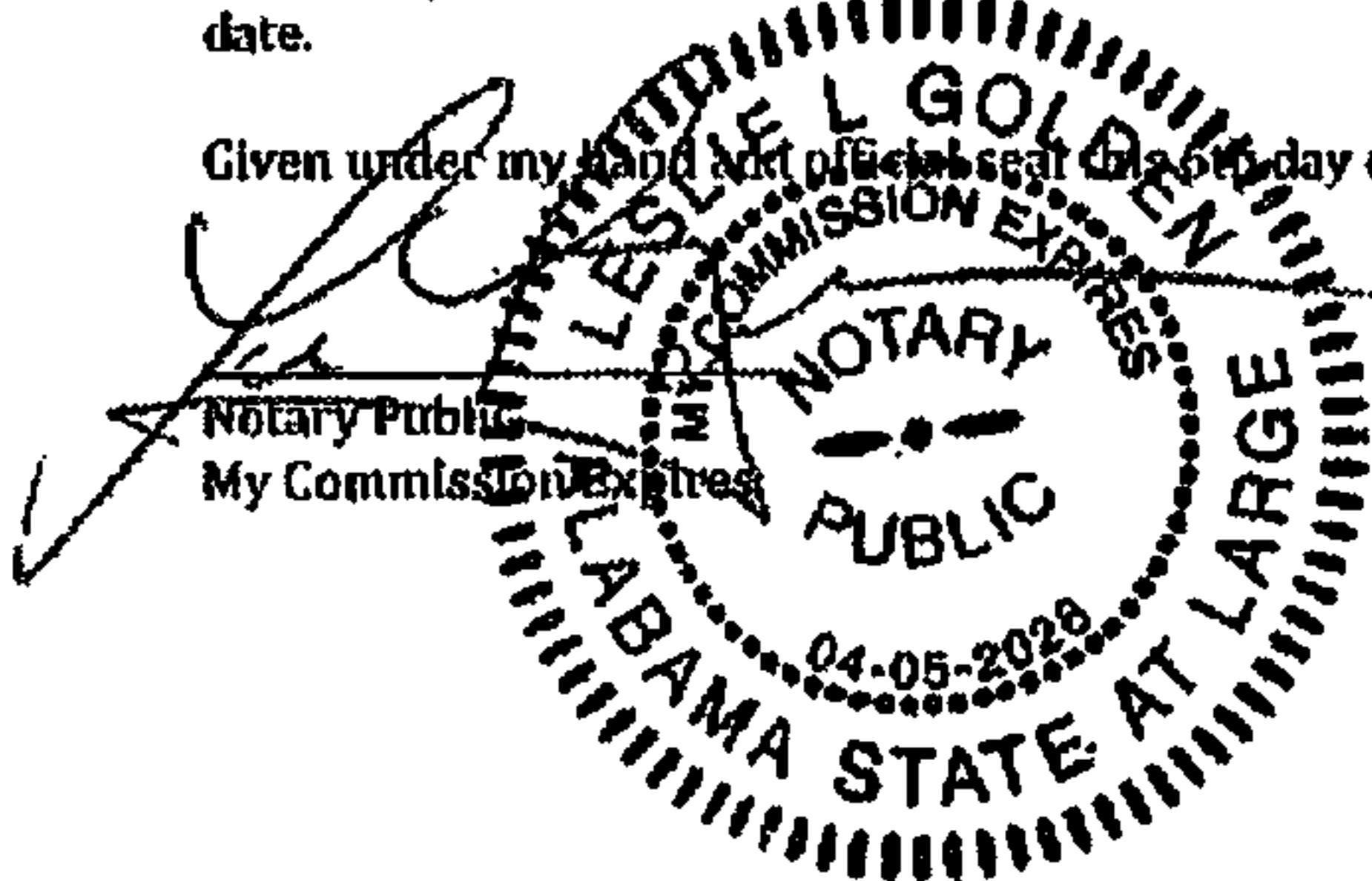


EXHIBIT A

LEGAL DESCRIPTION

AS-SURVEYED


QUIT CLAIM PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 02°18'43" W ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 139.54 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 51°32'14" W FOR A DISTANCE OF 84.13 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST SAID COURSE N 51°32'14" W FOR A DISTANCE OF 35.00 FEET TO A 1/2" CAPPED REBAR SET STAMPED "CA1084LS"; THENCE RUN S 71°20'30" W FOR A DISTANCE OF 53.50 FEET TO A 1/2" CAPPED REBAR SET STAMPED "CA1084LS"; THENCE RUN S 05°35'04" W FOR A DISTANCE OF 68.50 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN N 53°09'05" E FOR A DISTANCE OF 105.92 FEET TO THE POINT OF BEGINNING; SAID PARCEL BEING 0.08 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR PARKING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 02°18'43" W ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 139.54 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 51°32'14" W FOR A DISTANCE OF 84.13 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY"; THENCE CONTINUE ALONG LAST SAID COURSE N 51°32'14" W FOR A DISTANCE OF 35.00 FEET TO A 1/2" CAPPED REBAR SET STAMPED "CA1084LS" AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN S 71°20'30" W FOR A DISTANCE OF 39.50 FEET TO A POINT; THENCE RUN N 14°19'08" W FOR A DISTANCE OF 42.00 FEET TO A POINT; THENCE RUN N 69°59'18" E FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN S 27°06'47" E FOR A DISTANCE OF 43.06 FEET TO THE POINT OF BEGINNING. CONTAINING 0.03 ACRES, MORE OR LESS.



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Fredrick M. Rice and Linda M. Rice
Mailing Address 12190 Old Highway 280
Chelsea, AL 35043Property Address 12190 Old Highway 280
Chelsea, AL 35043Grantee's Name Classic Colonial
Mailing Address _____Date of Sale August 6, 2024
Total Purchase Price \$8,000.00Or
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: _____

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 8/6/24Print Linda Rice Unattested

(verified by)

 Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2024 03:41:59 PM
\$39.00 BRITTANI
20240806000244440

Form RT-1*Allen S. Bayl*