

INSTRUMENT PREPARED BY
Cloud & Willits, 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.

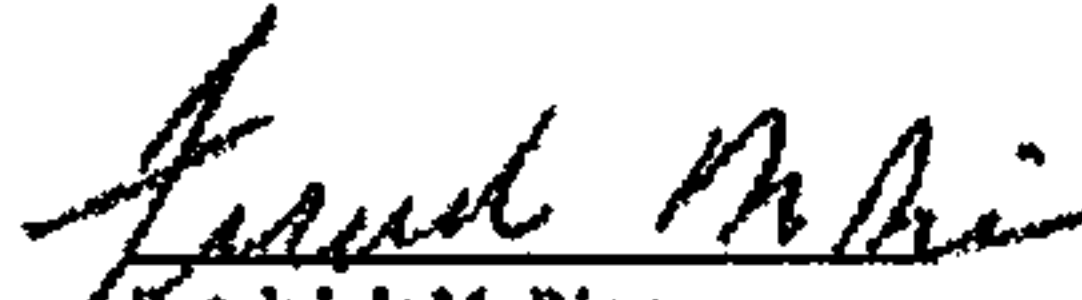
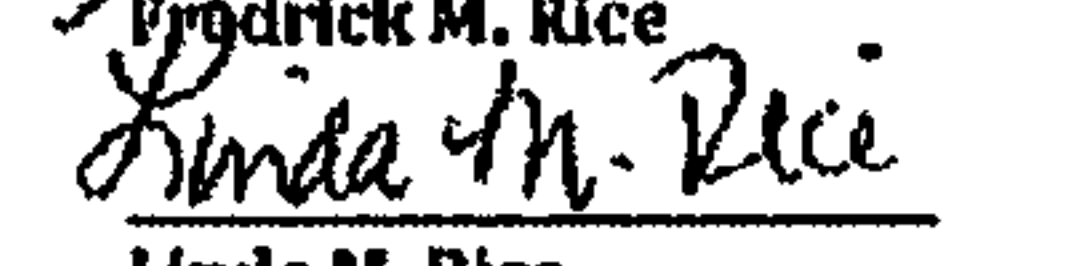
LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

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 official seal on the 6th day of August, 2024.

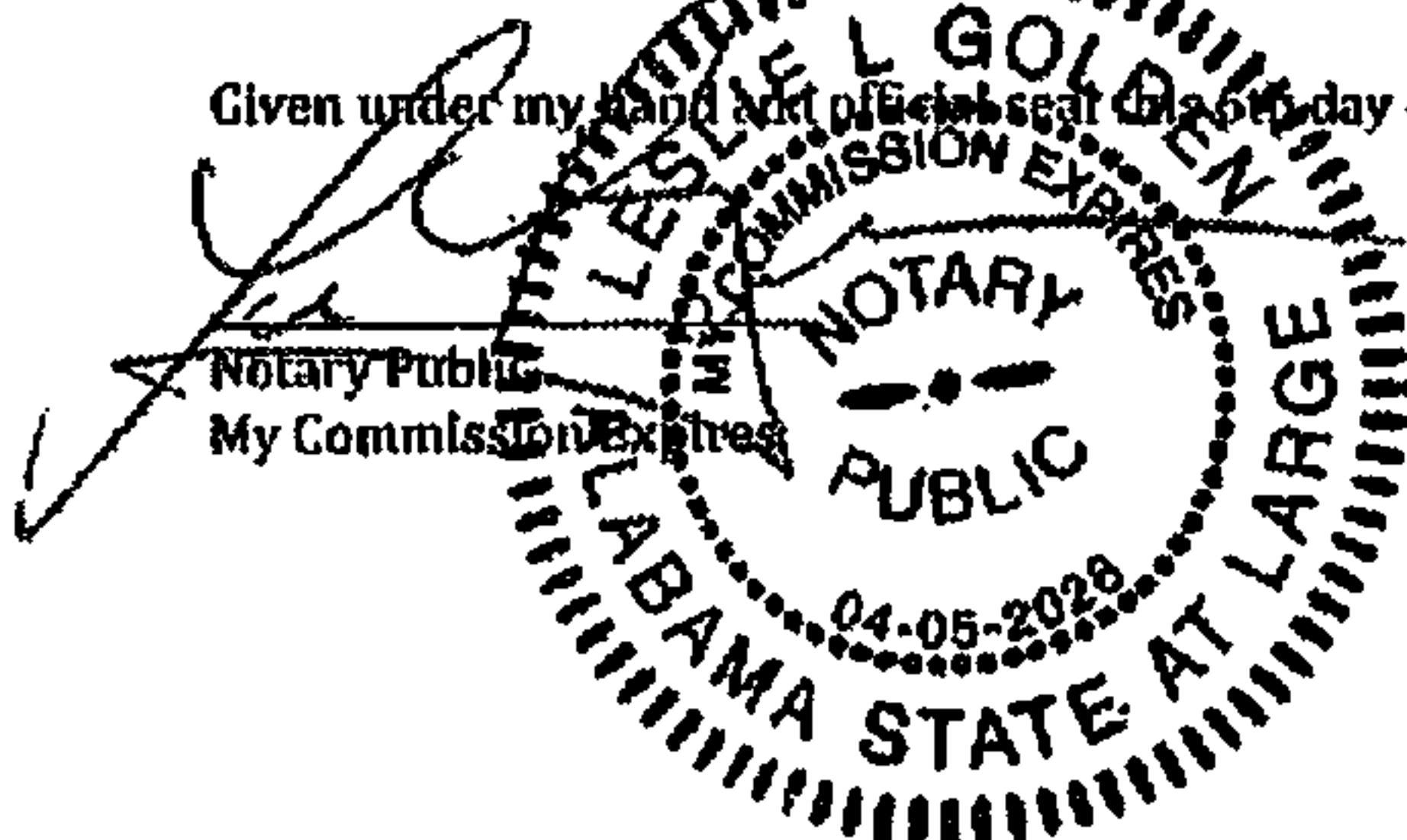


EXHIBIT A

LEGAL DESCRIPTION

AS-SURVEYED

QUIT CLAIM PARCEL

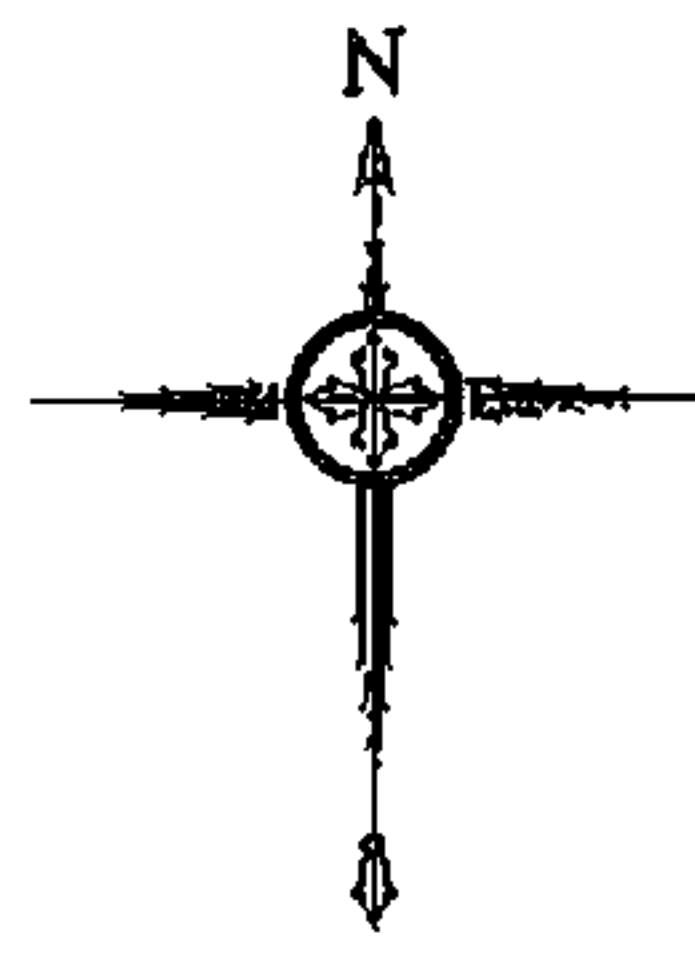
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

SURVEY CONTROL:
 THIS BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



INST. NO. 20230719000216010
 (LESS & EXCEPT)

NE CORNER
 SW 1/4 - NE 1/4
 SEC 29, T-19-S, R-1-W
 SHELBY COUNTY, ALABAMA

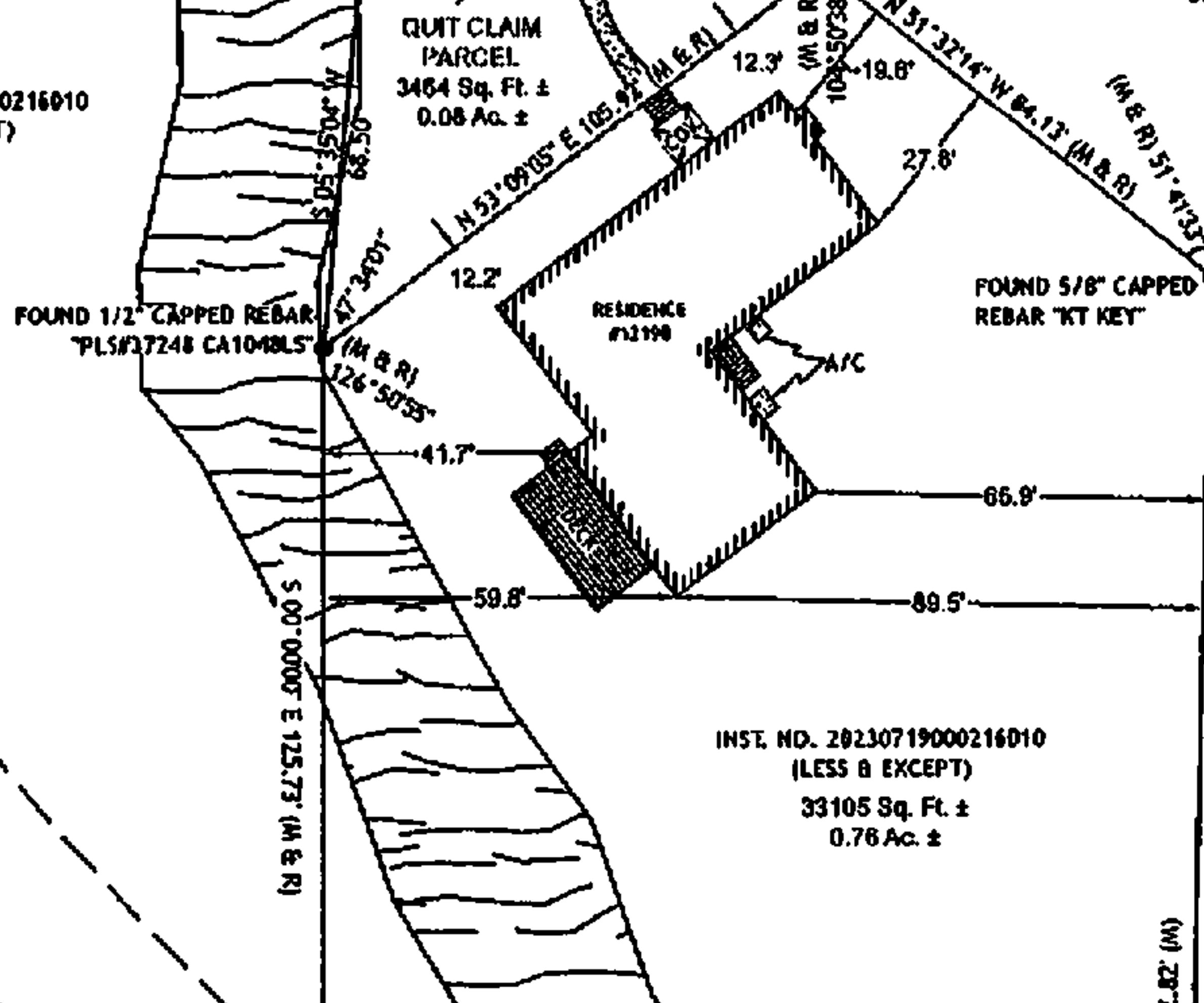
FOUND 5/8" REBAR P.O.C.

P.O.B. ESMT

P.O.B.

LINE TABLE
PARKING AREA EASEMENT

LINE	BEARING	DISTANCE
L1	S 71° 20' 30" W	39.50'
L2	N 14° 19' 08" W	42.00'
L3	N 69° 59' 18" E	30.00'
L4	S 27° 06' 47" E	43.06'



LEGAL DESCRIPTION
 AS-SURVEYED
 QUIT CLAIM PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 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 82° 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 68.90 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN N 53° 09' 09" 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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.T. POINT OF TERMINATION
 - ASP ASPHALT
 - BLOB BUILDING
 - RES RESIDENCE
 - CALD CALCULATED
 - (M) MEASURED
 - (R) RECORD
 - (D) DEED
 - (P) PLAT
 - BRG BEARING
 - CH CHORD
 - R RADIUS
 - TAN TANGENT
 - Δ DELTA
 - ESMT EASEMENT
 - HW HEADWALL
 - OH OVERHANG
 - POR PORCH
 - COV COVERED
 - R.O.W. RIGHT OF WAY
 - A/C AIR CONDITIONER
 - CL CENTERLINE
 - IRON PIN SET (IPS)
 - IRON PIN FOUND (IPF)
 - 1/4 SECTION CORNER
 - EXIST. CONC. MON. CALCULATED POINT
 - AC ACRES
 - S.F. SQUARE FEET
 - ± PLUS OR MINUS
 - DECK
 - CONCRETE
 - RETAINING WALL
 - GUY ANCHOR
 - FENCE
 - OVERHEAD POWER
 - POWER POLE
 - MANHOLE
 - WATER METER
 - UTILITY PEDESTAL
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE

STATE OF ALABAMA
 COUNTY OF SHELBY

"PROPERTY BOUNDARY SURVEY"

FOUND 5/8" REBAR

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of MAY 7, 2024. Survey invalid if not signed and sealed.

Order No.: 24-089.1
 Owner: **STUDDARD**
 Address: 12190 OLD HIGHWAY 280

BY: *Steven J. Clinkscales*
 Steven J. Clinkscales, PLS AL 37248
 12254 US-280
 Sterrett, AL 36147
 (205) 671-1033

Date: JULY 31, 2024



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are dead/receded map unless otherwise noted in such form as Measured (Dead). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, parameters of burial sites were not located unless otherwise noted. (d) The shown north arrow is based on dead/receded map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebar with a yellow rebar cap inscribed CLINKSCALES CA-1084-LS or 1/2" rebar with a red cap inscribed PLS37248 CA1084LS and shall not be removed.

	CLINKSCALES LAND SURVEYING, LLC				
	SCALE: 1" = 30' DATE: 07/31/2024	APPROVED BY: Steven J. Clinkscales, PLS AL REG. NO. 37248	DATE OF SURVEY: 05/07/2024 SURVEYED BY: JDF / DRAWN BY: KGM / SJC	TEL: 205-671-1033 12254 US-280 Sterrett, AL 36147 ClinkSurveying.com	

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 35043
Property Address 12190 Old Highway 280
Chelsea, AL 35043

Grantee's Name Classic Colonial
Mailing Address _____
Date of Sale August 6, 2024
Total Purchase Price \$8,000.00
Or
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.

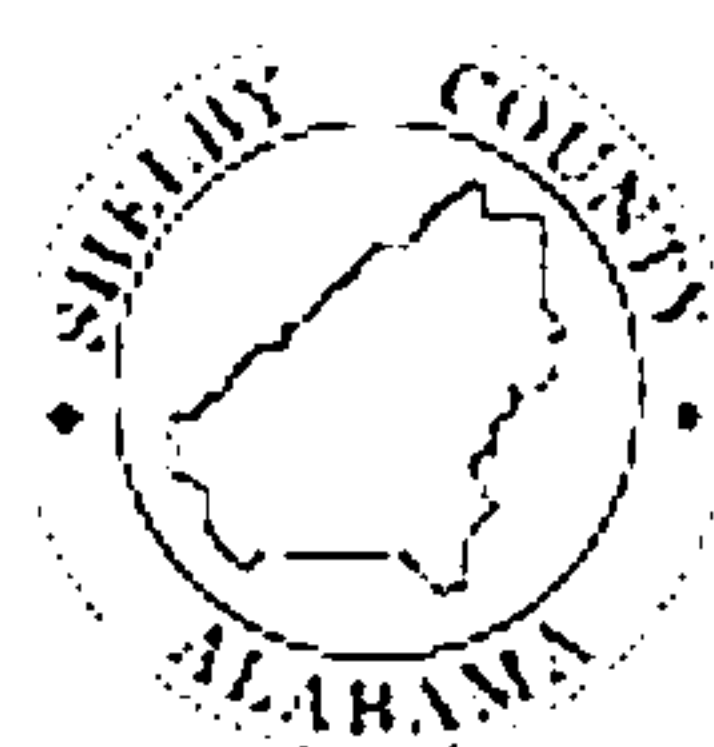
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8/6/24 Print Kimona Tolbert

Unattested
 Sign _____
(verified by) _____ (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

Allie S. Boyd