

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF SURVEY, LEGAL DESCRIPTION, OR TITLE

THIS DOCUMENT PREPARED BY:

David Lyon Glenn
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235

SEND TAX NOTICES TO:

Simms Landing HOA, INC.
2700 US HWY 280 STE 425
Birmingham, AL 35223

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation (herein referred to as "GRANTOR" whether one or more), does hereby remise, release, quit claim, and convey unto **SIMMS LANDING HOMEOWNERS' ASSOCIATION, INC.**, an Alabama non-profit corporation (herein referred to as "GRANTEE" whether one or more), that certain real estate, situated in Shelby County, Alabama, and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO.

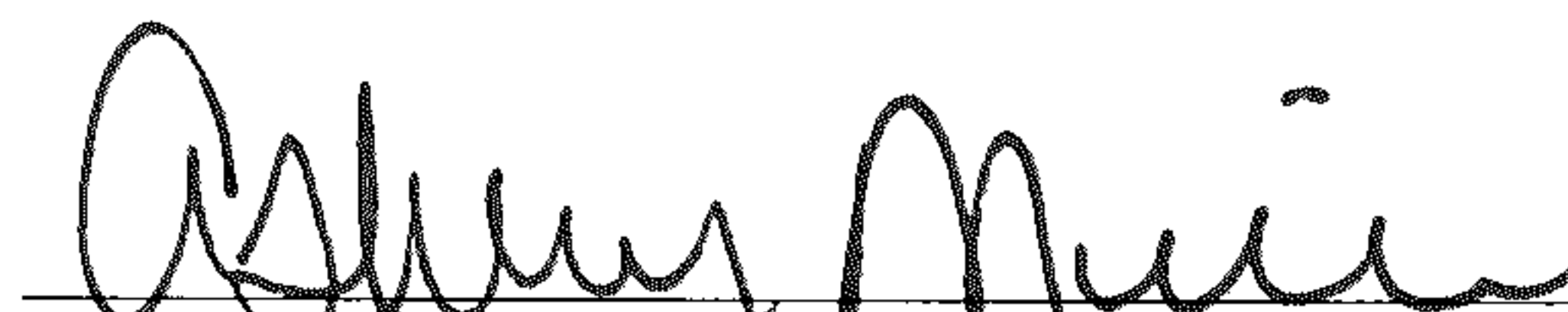
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 1st day of August, 2024.

GRANTOR:

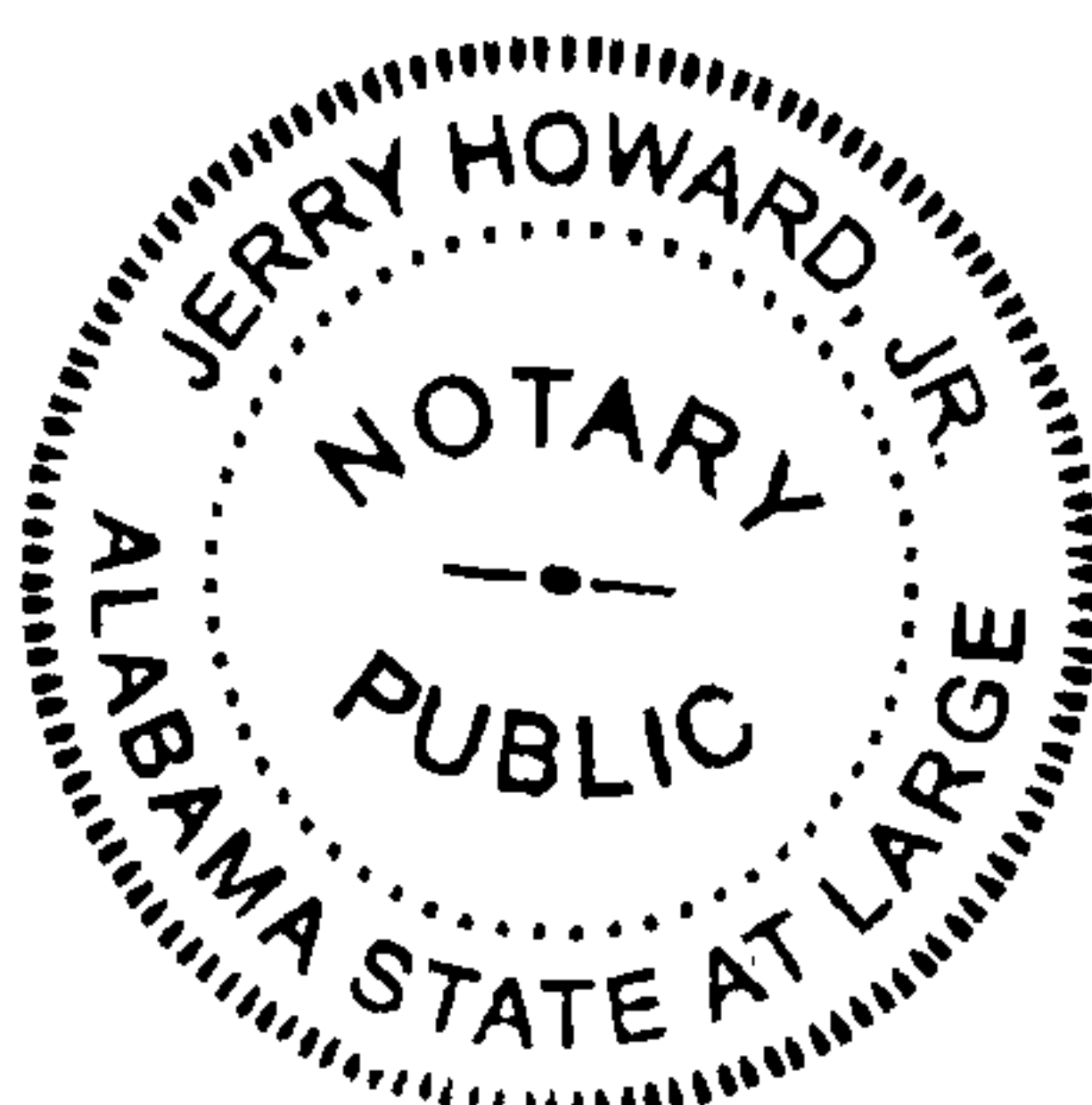
Clayton Properties Group, Inc., a Tennessee corporation


By: Ashley Miller, Assistant Secretary

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashely Miller, whose name as Assistant Secretary of Clayton Properties Group, Inc., a Tennessee corporation, 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 this conveyance, she, as said officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and seal of office this the 1st day of August, 2024.



Notary Public:

My Commission Expires: My Commission Expires August 23, 2027

EXHIBIT "A"**PARCEL I:**

Common Area CA1, Common Area CA2, and any other common areas contained in Simms Landing Phase 3 as recorded in Map Book 60, Page 2 in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II:

A parcel of land situated in N 1/2 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2" rebar at the NE corner of the SW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 89°57'26" W a distance of 990.34 feet to a 5/8" rebar at the POINT OF BEGINNING; thence N 89°58'22" W a distance of 334.11 feet to a 1/2" rebar at the NW corner of said 1/4-1/4 section; thence N 01°11'00" E a distance of 357.42 feet to a 1/2" rebar on the southeast right-of-way of Shelby County Highway 11; thence S 35°34'28" W along said right-of-way a distance of 583.39 feet to a 5/8" rebar at the northern most corner of Lot 1 of Alabama Forest Products Inc. Survey as recorded in Map Book 17 Page 105 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 00°02'55" W leaving said right-of-way along the east line of said Lot 1 a distance of 507.44 feet to a 1/2" at the NE corner of Lot 1A of Mcrees Subdivision Resurvey as recorded in Map Book 42 Page 107 in said County; thence S 00°43'43" W along the east line said Lot 1A a distance of 666.75 feet to a 1/2" rebar capped CARR at the SE corner of said Lot 1A and on the north line of NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of said Section 30; thence N 89°46'52" E along said 1/4-1/4 section lines a distance of 1173.36 feet to a 1/2" open pipe on the northwest right-of-way of CSX Railroad; thence N 44°22'00" E along said right-of-way a distance of 702.65 feet to a 1/2" rebar capped CARR; thence N 44°19'45" E along said right-of-way a distance of 773.38 feet to a 1/2" rebar capped EDG; thence N 45°40'47" W leaving said right-of-way a distance of 539.49 feet to a 1/2" capped EDG; thence N 20°05'16" E a distance of 854.29 feet to a 1/2" rebar capped JAM; thence S 89°54'22" W a distance of 140.13 feet to a rebar capped JAM; thence N 07°34'01" E a distance of 59.66 feet to a 1/2" rebar capped EDG at the SE corner of Lot 186 of Weatherly Sector 2 Phase 1 as recorded in Map Book 14 Page 12 in said county; thence S 89°58'38" W along the south line of said Lot 186, a distance of 313.96 feet to a 1/2" rebar at the SW corner of said Lot 186; thence S 89°31'08" W a distance of 45.25 feet to a 1/2" rebar; thence S 00°38'49" E a distance of 83.90 feet to a 5/8" rebar; thence S 70°51'39" W a distance of 115.22 feet to a rebar capped EDG at a point of curve to the right having a central angle of 56°11'03" and a radius of 251.02 feet, said curve subtended by a chord bearing N 81°02'50" W and a chord distance of 236.41 feet; thence along the arc of said curve a distance of 246.15 feet to a rebar capped EDG; thence N 52°57'18" W a distance of 422.85 feet to a Magnail on the southeast right-of-way of Shelby County Highway 11; thence S 37°06'28" W along said right-of-way a distance of 60.09 feet to a 1/2" rebar; thence S 52°57'18" E leaving said right-of-way a distance of 473.81 feet to a 5/8" rebar; thence S 35°50'41" W a distance of 1039.99 feet to the POINT OF BEGINNING. Said parcel of land contains 73.92 acres, more or less.

LESS AND EXCEPT

Simms Landing Phase 1 as recorded in Map Book 52 Page 69 in the Office of the Judge of Probate in Shelby County, Alabama.

Simms Landing Phase 1B as recorded in Map Book 53 Page 37 in the Office of the Judge of Probate in Shelby County, Alabama.

Resurvey of Common Area 1 Simms Landing Phase 1 as recorded in Map Book 55 Page 59 in the Office of the Judge of Probate in Shelby County, Alabama.

Simms Landing Phase 2A as recorded in Map Book 57 Page 19 in the Office of the Judge of Probate in Shelby County, Alabama.

Amended final plat of Simms Landing Phase 2A as recorded in Map Book 57 Page 49 in the Office of the Judge of Probate in Shelby County, Alabama.

Simms Landing Phase 2B as recorded in Map Book 57 Page 100 in the Office of the Judge of Probate in Shelby County, Alabama.

Simms Landing Phase 3 as recorded in Map Book 60 Page 2 in the Office of the Judge of Probate in Shelby County, Alabama except for a 20 foot strip on the east side of Lot 321 and is shown on Resurvey Lot 321 Simms Landing Phase 3 as recorded in Map Book 60 Page 2 and is not to be included with the less and except of the above described property.

Resurvey Lot 321 Simms Landing Phase 3 as recorded in Map Book 60 Page 29 in the Office of the Judge of Probate in Shelby County, Alabama.

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

Grantor's Name CLAYTON PROPERTIES GROUP, INC.
 Mailing Address 3111 TIMBERLAKE DRIVE
VESTAVIA HILLS, AL 35243

Grantee's Name SIMMS LANDING HOMEOWNER'S ASSOCIATION, INC.
 Mailing Address 2700 US HWY 280 STE 425
BIRMINGHAM, AL 35223

Property Address 0 Simms Landing
Pelham, AL 35124

Date of Sale August 1, 2024

Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 5,600.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/09/2024 03:13:55 PM
 \$37.00 JOANN
 20240809000248820

Ann S. Byrd

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
☐ 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 8/9/2024

Print David L. Glenn

☐ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1