

This instrument was provided by:  
Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,  
COUNTY OF SHELBY



20240823000264410 1/5 \$2093.50  
Shelby Cnty Judge of Probate, AL  
08/23/2024 01:37:47 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **NXS Tumbling Inc.** hereby remises, releases, quit claims, grants, sells, and conveys to **NXS Holdings, LLC** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 22 day of August 2024.

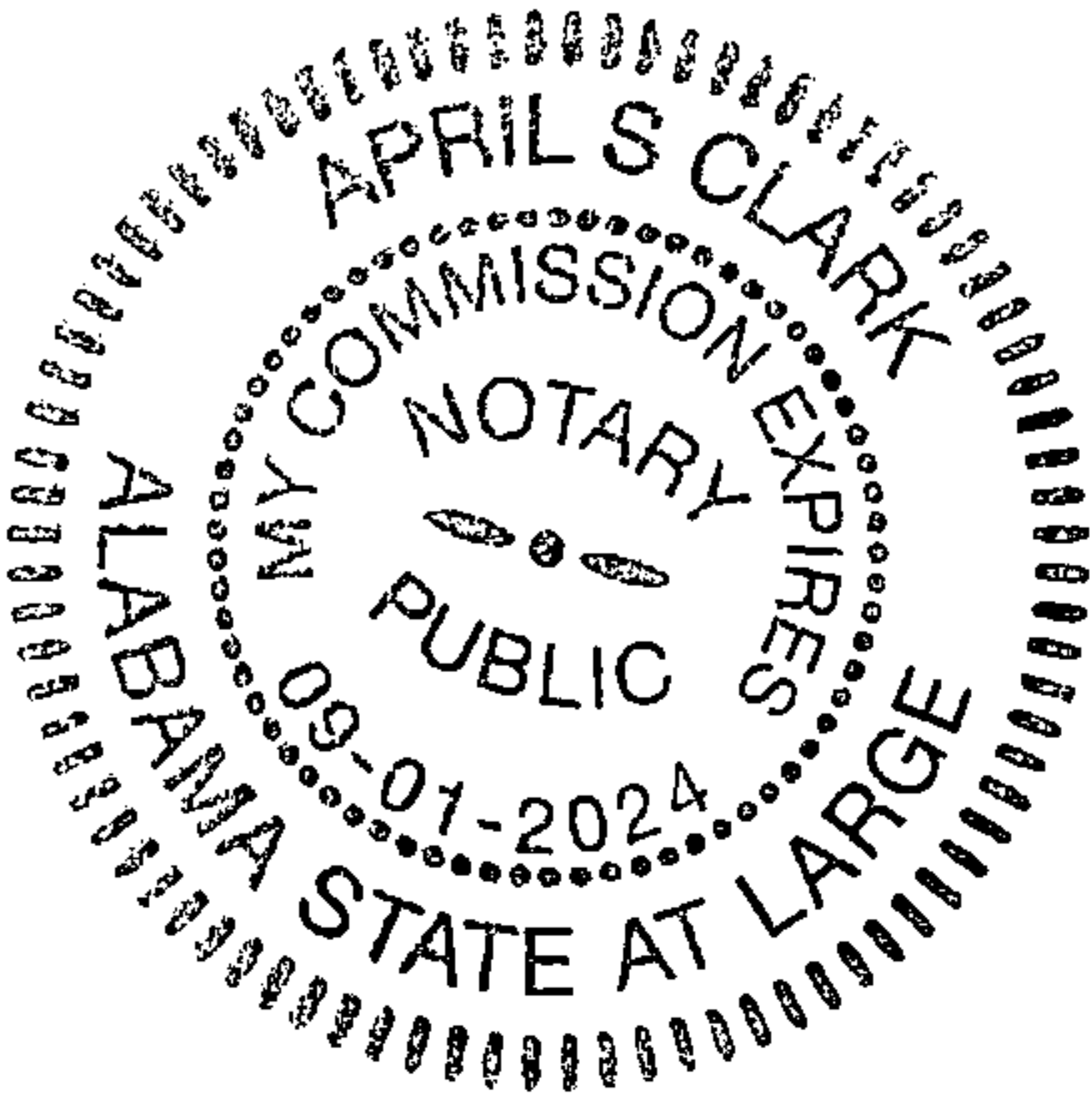
David Comer  
NXS Tumbling Inc.  
David Comer, President

STATE OF Alabama  
COUNTY OF Shelby

I, April Clark, a Notary Public in and for said County, in said State, hereby certify that **David Comer as President of NXS Tumbling Inc.**, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of August, 2024.

April Clark  
Notary Public  
My Commission Expires: 9-1-2024



Shelby County, AL 08/23/2024  
State of Alabama  
Deed Tax: \$2059.50



20240823000264410 2/5 \$2093.50  
Shelby Cnty Judge of Probate, AL  
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### **EXHIBIT A – LEGAL DESCRIPTION**

Parcel 28-5-16-4-002-020.003 and Parcel: 28-5-16-4-002-020.004:

Lots 9, 10, 11, 12, 13, 14, 15, 16 in Block 81, according to J.H. Dunstan's Map of the Town of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama.

Parcel 22-7-36-0-000-003.006:

Commence at the NW corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 895.57 feet; thence South 28 degrees 10 minutes 05 seconds East, a distance of 530.47 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 32.10 feet; thence North 61 degrees 51 minutes 20 seconds East, a distance of 325.00 feet; thence North 28 degrees 08 minutes 40 seconds West, a distance of 32.10 feet; thence South 61 degrees 51 minutes 20 seconds West, a distance of 325.01 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 10, 2017.

Parcel 22-7-36-0-000-003.005:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 997.90 feet to a point; thence run South 28 degrees 08 minutes 40 seconds East a distance of 514.30 feet to a set rebar corner and the point of beginning of the property being described; thence continue South 61 degrees 51 minutes 20 seconds West, a distance of 90.00 feet; thence South 28 degrees 10 minutes 05 seconds East, a distance of 332.92 feet; thence North 65 degrees 01 minute 27 seconds East, a distance of 325.36 feet; thence North 28 degrees 08 minutes 40 seconds West, a distance of 350.90 feet; thence South 61 degrees 51 minutes 20 seconds West a distance of 235.00 feet to the POINT OF BEGINNING.

There is a 30.0 foot wide easement along the East side of the subject property, the centerline of which is described as follows:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 1,306.99 feet to a point in the centerline of a thirty foot wide easement and the point of beginning of the easement being described; thence run South 33 degrees 25 minutes 50 seconds East a distance of 377.08 feet to a point; thence run South 20 degrees 08 minutes 40 seconds East a distance of 209.77 feet to a point; thence run South 24 degrees 22 minutes 02 seconds East a distance of 139.08 feet to the intersection of the centerline of said easement with the northerly right of way line of Shelby County Highway No. 70 and the end of required easement.

According to the survey of Joseph E. Conn, Jr. Alabama Licensed PLS #9049, dated January 10, 2004.



Real Estate Sales Validation Form

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

Grantor's Name NXSTumbling, Inc.  
Mailing Address 309 Hwy 310  
Calera, AL 35040

Grantee's Name NXS Holdings, Inc.  
Mailing Address 309 Hwy 310  
Calera, AL 35040

Property Address 5262 Hwy 70  
Calera, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

Parcel

22-7-36-0-000-003.005

Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 1,917,860

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 Tax Assessor's Report

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 8/22/2024

Print DAVID CONER

Unattested

Sign

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

(verified by)

Form RT-1



20240823000264410 4/5 \$2093.50  
Shelby Cnty Judge of Probate, AL  
08/23/2024 01:37:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name NXStumbling, Inc  
Mailing Address 309 Hwy 310  
Calera, AL 35040

Grantee's Name NXS Holdings, Inc.  
Mailing Address 309 Hwy 310  
Calera, AL 35040

Property Address \_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

Parcel 22-7-36-0-000-003.006

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 12,000

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)

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☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other Tax Assessor

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Date 8/22/2024

Print DAVID COMER

Unattested

Sign

DAVID COMER

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1





20240823000264410 5/5 \$2093.50  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name NX5 Trumblay, Inc  
Mailing Address 309 Hwy 310  
Calera, AL 35040

Grantee's Name NX5 Holdings, Inc.  
Mailing Address 309 Hwy 310  
Calera, AL 35040

Property Address \_\_\_\_\_

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 129,300

Parcel

28-5-16-4-002-020.004

28-5-16-4-002-020.003

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 Tax Assessor

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Date 8/22/2024

Print DAVID Comer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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