

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Vernon Real Estate, LLC	Grantee's Name:	Stars & Stripes 3V, LLC
Mailing Address	612 Spring Bank Terrace	Mailing Address:	1031 Marietta Street NW
	Birmingham, AL 35040		Atlanta, GA 30318
Property Address:	Shelby County, Alabama	Date of Sale:	August 6, 2024
		Total Appraised Value:	\$2,400,000.00

This Instrument Prepared By:
Chase Pritchard, Esq.
Hand Arendall Harrison Sale LLC
Post Office Box 123
Mobile, Alabama 36601
251-432-5511

NOTE: The purpose of this Quitclaim Deed is to clear title.

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the **Vernon Real Estate, LLC**, an Alabama limited liability company ("Grantor"), for good and valuable consideration hereby acknowledged to have been paid to Grantor by Grantee, does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **REMISES, RELEASES and QUITCLAIMS** unto **Stars & Stripes 3V, LLC**, an Alabama limited liability company ("Grantee"), all of Grantor's right, title and interest in and to that certain property located in Shelby County, Alabama described on **Exhibit A** hereto (the "Property"),

TO HAVE AND TO HOLD, together with all appurtenances belonging or appertaining thereto and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either at law or in equity, to the use and benefit of Grantee and its successors and assigns forever.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by and through its duly authorized representative effective as of August 20, 2024.

GRANTOR:

Vernon Real Estate, LLC, an Alabama limited liability company

By: _____

Print Name: Chris Vernon
Title: Manager

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Chris Vernon, whose name as Manager of the Vernon Real Estate, LLC, an Alabama limited liability company, 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 such instrument, s/he, as such _____ and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this the 20 day of August, 2024.

{SEAL}

KIM WILSON CLICK
Notary Public, Alabama State at Large
My Commission Expires Dec. 1, 2027

Kim Click
NOTARY PUBLIC
My Commission Expires: 12/1/2027

Exhibit A
Property Description

The Point of commencement begins at Northeast corner of the Northwest 1/4 Southeast 1/4 of Section 3 of the Township 21S Range 2 West of Shelby County, Alabama. Thence proceed South 0°10'47" West for a distance of 1214 feet to a 1/2" rebar; thence proceed South 0°20'21" West for a distance of 151.1 feet to a 1" pipe thence proceed South 0°18'29" East for a distance of 1329.2 feet to a 1/2" capped rebar titled "CARR"; thence proceed North 87°37'39" West for a distance of 1346.7 feet to a 1/2" rebar; thence proceed South 1°5'43" east for a distance of 42.3 feet, this point being the point of beginning; from this point of beginning, proceed South 1°5'42" East for a distance 621.9 feet to a 1/2" capped rebar title "CARR"; thence proceed South 87°41'6" East for a distance of 72.8 feet to a 1/2" capped rebar titled "CARR"; thence proceed South 0°2'33" West for a distance of 663.2 feet to a 1/2" capped rebar titled "CARR"; thence proceed South 89°47'19" West for a distance of 14.3 feet to a 1/2" capped rebar titled "CARR"; thence proceed South 2°24'37" East for a distance of 566.1 feet to a capped rebar; thence proceed South 87°33'35" West for a distance of 386.6 feet to a capped rebar; thence proceed South 39°20'50" West for a distance of 330.4 feet a 1/2" rebar; thence proceed South 1°52'2" East for a distance of 490.1 feet to a 1/4" rebar; thence proceed South 74°54'19" West for a distance of 147.3 feet to a 1/4" rebar; thence proceed South 33°20'13" West for a distance of 187.1 feet to a 1/2" crimped top pipe; thence proceed South 47°26'7" West for a distance of 244.9 feet to a 1/2" rebar; thence proceed South 36°39'52" East for a distance of 344.5 feet to a 1/2" rebar; thence proceed South 53°20'59" West for a distance of 163.7 feet along the right-of-way of Highway 22 to a 1/2" rebar; thence proceed North 36°2'51" West for a distance of 299.9 feet to a farmer rebar; thence proceed South 53°20'39" West for a distance of 119.9 feet; thence proceed North 36°25'3" West for a distance of 27.7 feet to a 3/8" rebar; thence proceed South 53°57'35" West for a distance of 232.2 feet to a 1/2" rebar; thence proceed North 0°12'29" East for a distance of 701.4 feet to a capped rebar; thence proceed South 87°8'48" East for a distance of 45.5 feet to a 1/2" rebar; thence proceed North 0°34'20" West for a distance of 1591.3 feet to a 1/2" crimped top pipe; thence proceed North 0°38'30" West for a distance of 190.8 feet; thence proceed North 89°21'30" East for a distance of 43.7 feet; thence proceed North 84°7'49" East for a distance of 205.9 feet; thence proceed North 51°54'47" East for a distance of 48.8 feet; thence proceed South 79°39'48" East for a distance of 207.9 feet; thence proceed South 10°41'59" West for a distance of 19 feet; thence proceed South 78°56'13" East for a distance of 120 feet; thence proceed North 10°19'14" East for a distance of 42 feet; thence proceed North 9°0'4" East for a distance of 32.6 feet; thence proceed North 7°58'31" East for a distance of 25.4 feet; thence proceed North 6°39'21" East for a distance of 49.2 feet; thence proceed North 5°36'56" East for a distance of 9.6 feet; thence proceed North 4°22'51" East for a distance of 60.2 feet; thence proceed North 3°13'54" East for a distance of 4.8 feet; thence proceed North 2°10'11" East for a distance of 55.3 feet; thence proceed North 0°51'1" East for a distance of 19.3 feet; thence proceed North 0°15'15" East for a distance of 14.4 feet; thence proceed North 0°0'0" West for a distance of 419.9 feet; thence proceed North 4°22'4" East for a distance of 53.2 feet; thence proceed North 14°1'40" East for a distance of 41.7 feet; thence proceed North 20°42'45" East for a distance of 23.6 feet; thence proceed North 29°48'32" East for a distance of 65.2 feet; thence proceed North 37°27'5" East for a distance of 9.4 feet; thence proceed North 43°57'15" East for a distance of 56.7 feet; thence proceed North 47°32'47" East for a distance of 70 feet; thence proceed South 85°23'24" East for a distance of 76.4 feet; thence

proceed South $27^{\circ}58'23''$ East for a distance of 29.7 feet; thence proceed South $20^{\circ}26'45''$ East for a distance of 132.9 feet; thence proceed North $75^{\circ}52'58''$ East for a distance of 95.4 feet; from this point begins a curve to the left with a radius of 25 feet for a distance of 40.05 feet and a chord bearing of North $29^{\circ}59'3''$ East and length of 35.9 feet which is the end of the curve; thence proceed North $74^{\circ}5'8''$ East for a distance of 50 feet; from this point begins a curve to the right with a radius of 699 feet for a distance of 36.84 feet and a chord bearing of South $14^{\circ}24'16''$ East and length of 36.8 feet which is the end of the curve; thence proceed North $77^{\circ}6'19''$ East for a distance of 120 feet; thence proceed South $11^{\circ}41'57''$ East for a distance of 34.2 feet; thence proceed South $9^{\circ}18'31''$ East for a distance of 34.2 feet; thence proceed North $88^{\circ}54'18''$ East for a distance of 62.6 feet, which is the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2024 08:01:39 AM
\$32.00 JOANN
20240828000268010

Allie S. Bayl