

**This document prepared by:**

**Dr. Michael A. Shine, JD**  
**Shine's Professional Services,**  
**LLC**

**Firm/Company:**

**Address:** 1275 Center Point Parkway  
**Address 2:** Suite B  
**City, State, Zip:** Birmingham, AL 35215  
**Phone:** 205-533-1707

**GBL Trust for George Bascom Long  
5604 Northridge Circle  
Hoover, AL 35244**



20241001000306700 1/6 \$854.50  
Shelby Cnty Judge of Probate, AL  
10/01/2024 01:35:15 PM FILED/CERT

# QUITCLAIM DEED WITH SURVIVORSHIP RIGHTS

(Individual to Revocable Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, George B. Long, an unmarried person, hereinafter referred to as "Grantor", does hereby remise, release, quitclaim, grant and convey unto **George Bascom Long and The GBL Trust** hereinafter "Trustee", the following lands and property, together with all improvements located thereon, lying in the County of Jefferson County, State of Alabama, to-wit:

G. B. L.

285214 000019.001

Parcel #: ~~5840 028 02 0100~~ also known as GBL Investments Inc Restaurant

**Subject to easements and restrictions of record**

George Bascom Long is the surviving grantee of that certain deed recorded as Business Type: 5840-Resturants-Fast food, Economic Life: 8 Key#: 109568

Property: 8441 Hwy 31 Calera, AL 35040

\$0.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said TRUSTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the TRUSTEES herein) in the event one trustee herein survives the other, the entire interest in fee simple shall pass to the surviving trustee, and if one does not survive the other, then the heir and assigns of the TRUSTEES herein shall take as tenants in common, forever.

Shelby County, AL 10/01/2024  
State of Alabama  
Deed Tax: \$820.50

## Quitclaim Deed

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 181 day of  
October 2024

*George B. Long*

State of Alabama)  
County of JEFFERSON)

I, *George B. Long* (name and style of officer) hereby certify that GBL Trust whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 181 day of October, 2024.

(Seal)

*Michael A. Shine*  
Notary Public

MICHAEL ANTHONY SHINE  
Notary Public  
Alabama State at Large

Quitclaim Deed

EXHIBIT A

Legal Description



20241001000306700 3/5 \$854.50  
Shelby Cnty Judge of Probate, AL  
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Description of a parcel of land situated In Section 21, Township 22 South, Range 2 West, in Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U. S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same Southerly direction for a distance of 160.00 feet; thence turn an angle to the left of  $88^{\circ}33'20''$  and run in an Easterly direction parallel to said 18th Avenue for a distance of 262.45 feet; thence turn an angle to the left of  $90^{\circ}00'00''$  and run in a Northerly direction for a distance of 151.91 feet; thence turn an angle to the left of  $90^{\circ}00'00''$  and run in a Westerly direction for a distance of 117.50 feet; thence turn an angle to the right of  $90^{\circ}00'00''$  and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue; thence turn an angle to the left of  $90^{\circ}00'00''$  and run in a Westerly direction along said right of way line for a distance of 76.50 feet; thence turn an angle to the left of  $91^{\circ}26'40''$  and run in a Southerly direction for a distance of 100.00 feet; thence turn an angle to the right of  $91^{\circ}26'40''$  and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

And further described as:

A tract of land situated in Section 21, Township 22 South, Range 2 West, in the Town of Calera, Shelby County, Alabama, being more particularly described as follows:

Beginning at the intersection of the East right of way of U.S. Highway 31 and the South right of way of 18th Avenue and run S  $00^{\circ}00'00''$  E for a distance of 100 feet along the East right of way of U.S. Highway 31 to the True Point of Beginning; thence continue S  $00^{\circ}00'00''$  E for a distance of 160 feet; thence run S  $88^{\circ}33'20''$  E to the West right of way of a 20 foot unimproved alley for a distance of 262.45 feet; thence run N  $01^{\circ}26'40''$  E along the West right of way of said 20 foot alley for a distance of 151.91 feet; thence run N  $88^{\circ}33'20''$  W for a distance of 117.46 feet; thence run N  $01^{\circ}26'40''$  E to the South right of way of 18th Avenue for a distance of 108.00 feet; thence run N  $88^{\circ}33'20''$  W along said South right of way of 18th Avenue for a distance of 76.50 feet; thence run S  $00^{\circ}00'00''$  W for a distance of 100.00 feet; thence run N  $88^{\circ}33'20''$  W for a distance of 75.00 feet back to the True Point of Beginning.

Situated in Shelby County, Alabama.

EXHIBIT B

Title Exceptions



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1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in this Exhibit B.
3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 133, Page 70.
4. Right of Way granted to South Central Bell Telephone Company as recorded in Real Volume 61, Page 371.
5. Less and except any part of subject property lying within the right of way of a public road.
6. Overhead utility lines as shown by survey of MTM Engineers, Inc. dated October 28, 2015.
7. 35 foot Building Line as shown by survey of MTM Engineers, Inc. dated October 28, 2015.
8. Any Right of First Refusal as contained in any unrecorded franchise agreements between Grantee and Hardee's Food Systems, Inc.

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

George B. Long  
5604 Northridge Cir.  
Hoover, AL 35244

Grantee's Name William O. Ayers  
Mailing Address 1035 McCarley Blvd.  
Wilmington, NC 28412

Property Address

8441 Hwy 31  
Cullera, AL 35040

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

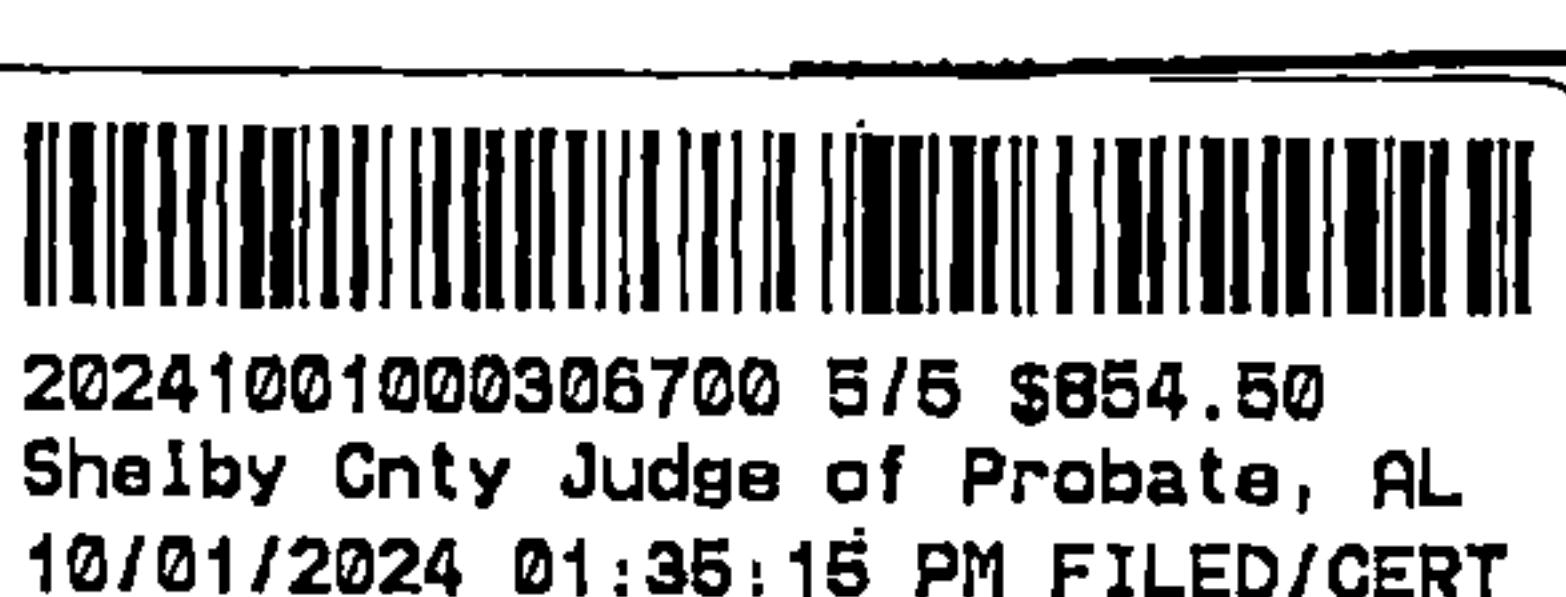
Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 820,080



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

Assessed Value

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 8/1/2024

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1