

STATE OF ALABAMA)
SHELBY COUNTY)

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 the undersigned, **John Andrews**, a married man (hereinafter called the Grantors), and **Dale Pugh**, a married man the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Pugh Andrews Properties, L.L.C.** (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A".


This is not the primary resident of the Grantor.
Subject to easements, restrictions and right of ways of record.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this the 9th day of July, 2019.



John Andrews



Dale Pugh

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Andrews, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19th day of July, 2019.

Roma H. Carlton
Notary Public
My commission expires: 1/31/20

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale Pugh, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9th day of July, 2019.

Roma H. Carlton
Notary Public
My commission expires: 1/31/20

This instrument prepared by:
Mark A. Pickens
MARK A. PICKENS, P.C.
Attorney at Law
P. O. Box 26101
Birmingham, Alabama 35260

EXHIBIT "A"

Legal Description: A parcel of land situate in the West 1/2 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a point which lies 225.07 feet North of the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and run in a Southerly direction along the West line of said 1/4 - 1/4 section a distance of 225.07 feet to the Southwest corner of said 1/4 - 1/4 section; thence deflect 39°28'40" and run to the left in a Southeasterly direction a distance of 586.05 feet to a point on the Easterly right of way of Industrial Drive, said point being the point of beginning of the herein described parcel; thence deflect 23°45'10" to the tangent of a curve to the left and run to the left along the arc of said curve having a central angle of 99°23'15" and a radius of 915.00 feet along said right of way in a Northeasterly direction a distance of 149.92 feet to a point of reverse curve; thence run along the arc of a curve to the right having a central angle of 7°20'16" and a radius of 1185.00 feet in a Northeasterly direction along said right of way a distance of 151.76 feet to a point; thence run tangent to the last described curve in a Northeasterly direction along said right of way a distance of 249.06 feet to a point; thence turn an interior angle of 44°37'16" and run to the right in a Southeasterly direction a distance of 405.76 feet to point on the Northwesterly right of way of Norfolk Southern Railroad; thence turn an interior angle of 93°59'02" and run to the right in a Southwesterly direction along the Northwesterly right of way of Norfolk Southern Railroad a distance of 370.61 feet to a point; thence turn an interior angle of 95°35'33" and run to the right in a Northwesterly direction a distance of 28.77 feet to the point of beginning of the herein described parcel. Situated in Shelby County, Alabama.

Parcel ID#: 21-6-23-4-001-022.000

Street Address: 211 Industrial Parkway, Columbiana, Al. 35051

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

Grantor's Name John Andrews
 Mailing Address Dale Pugh
924 6th Avenue North
Birmingham, AL 35203

Grantee's Name Pugh Andrews Properties, LLC
 Mailing Address 924 6th Avenue North
Birmingham, AL 35203

Property Address 211 Industrial Parkway
Columbiana, AL 35051

Date of Sale July 9, 2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 140,630.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/03/2024 08:32:06 AM
 \$172.00 PAYGE
 20241003000309500

Allen 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 Tax Assessor value

☐ 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 7/9/2019

Print MARK A. PICKENS

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one