


This instrument was prepared without benefit of survey or title evidence by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA,
SHELBY COUNTY

Shelby County, AL 10/10/2024
State of Alabama
Deed Tax: \$22.00


20241010000318380 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
10/10/2024 09:26:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty-one Thousand Six Hundred Twenty-four and 78/100 Dollars (\$21,624.78) in hand paid to High Times Adventure Real Estate Co., L.L.C., an Alabama limited liability company (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Carey Properties, LLC, an Alabama limited liability company (hereinafter called GRANTEE) all its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID# 13-6-24-3-001-006.000

A tract of land situated in the SE 1/4 of the SW 1/4 of Section 24, Township 2 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at a point 208.71 feet West along the North line of said 1/4-1/4 Section from the Northeast corner thereof; thence West along said North line 459.51 feet to the Northeast corner of Blueberry Estates Subdivision; thence an angle left of 90 deg. 29 min. 53 sec. and run South along the East line thereof a distance of 98.31 feet; thence 79 deg. 45 min. 16 sec. left and run Southeast 363.48 feet; thence 115 deg. 20 min. 36 sec. right and run Southwest 296.62 feet; thence 74 deg. 55 min. 01 sec. left and run Southeast 325.94 feet; thence 49 deg. 59 min. 23 sec. left and run East 276.60 feet to a point on the East line of said 1/4-1/4 Section; thence 90 deg. 41 min. left and run North along said line 445.09 feet to a point 208.71 feet South of the Northeast corner thereof; thence 89 deg. 30 min. 07 sec. left and run West and parallel to the North line of said 1/4-1/4 a distance of 208.71 feet; thence right 89 deg. 30 min. 07 sec. and run North 208.71 feet to the point of beginning.

Parcel ID# 13-6-24-3-001-004.000

Also, begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West; thence run Southerly along the East boundary line of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West for 104.35 feet; thence run Westerly parallel to the North boundary line of the said SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West for a distance of 208.71 feet; thence run Northerly parallel to the East boundary line of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West for 104.35 feet to a point on the North boundary line of the said SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West; thence run Easterly along the North boundary line of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West for 208.71 feet to the point of beginning; being a part of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

This deed is given for a negotiated redemption from tax sales dated April 2, 2018, evidenced by tax deeds to GRANTOR recorded as Instrument # 20210422000201440 and 20210422000201450 in the Probate Court of Shelby County, Alabama.



20241010000318380 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 19th day of August, 2024.

High Times Adventure Real Estate Co.,
L.L.C.

by Larry D. Carr
Larry D. Carr as managing member

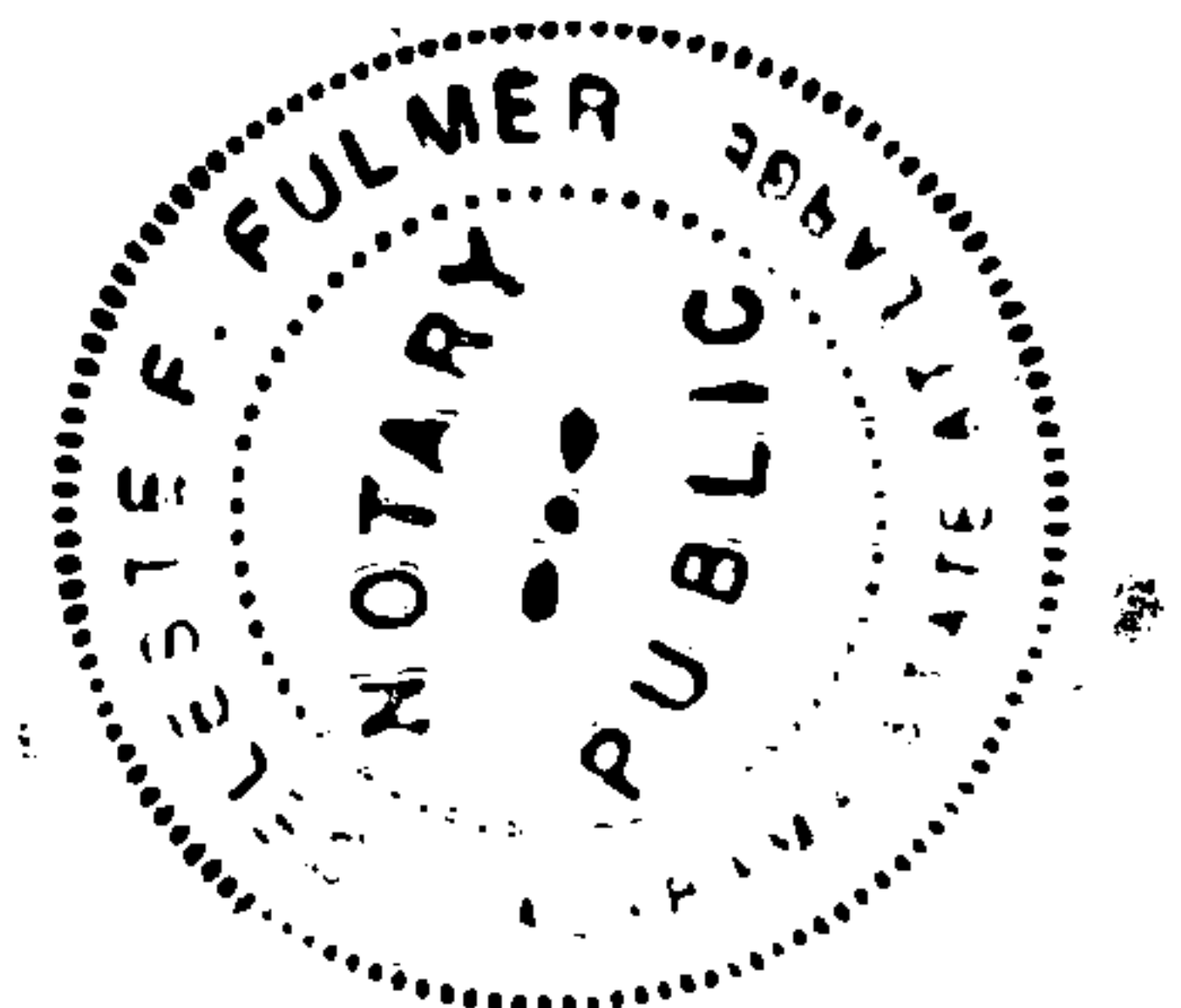
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry D. Carr, whose name as managing member of High Times Adventure Real Estate Co., L.L.C., a limited liability company, 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 as such officer and with full authority executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 19th day of August, 2024.

Colin B. Fulmer
Notary Public

My commission expires: 10-9-24



Real Estate Sales Validation Form

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

Grantor's Name HIGH TIMES ADVENTURE RealEstate Grantee's Name CAREY Properties LLC
Mailing Address _____ Mailing Address P.O. Box 1292

_____ PELHAM, AL 35124

Property Address NO E 911 Address

Date of Sale 08/19/2024
Total Purchase Price \$ 21,624.78

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20241010000318380 3/3 \$50.00
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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

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 10/10/2024

Print Jason Humphreys

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1