

This instrument was prepared by:
Matthew T. Kidd, Esq.
Kidd & Company, LLC
70 Hawthorn St.
Birmingham, AL 35242

Send tax notice to:
Live Oak Lands, LLC
429 Greensprings Hwy Ste 161-263
Birmingham, AL 35209

QUITCLAIM DEED

Note: The following conveyance was prepared without the benefit of a title search.

**STATE OF ALABAMA
COUNTY OF SHELBY**

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 undersigned Grantor by Grantee herein, the receipt and sufficiency of which is hereby acknowledged,

American Land Development Corporation, an Alabama Corporation

(herein referred to as Grantor) hereby remises, releases, quitclaims, grants, sells, and conveys unto

Live Oak Lands, LLC, an Alabama Limited Liability Company

(herein referred to as Grantee), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 700, according to the survey of Old Cahaba Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

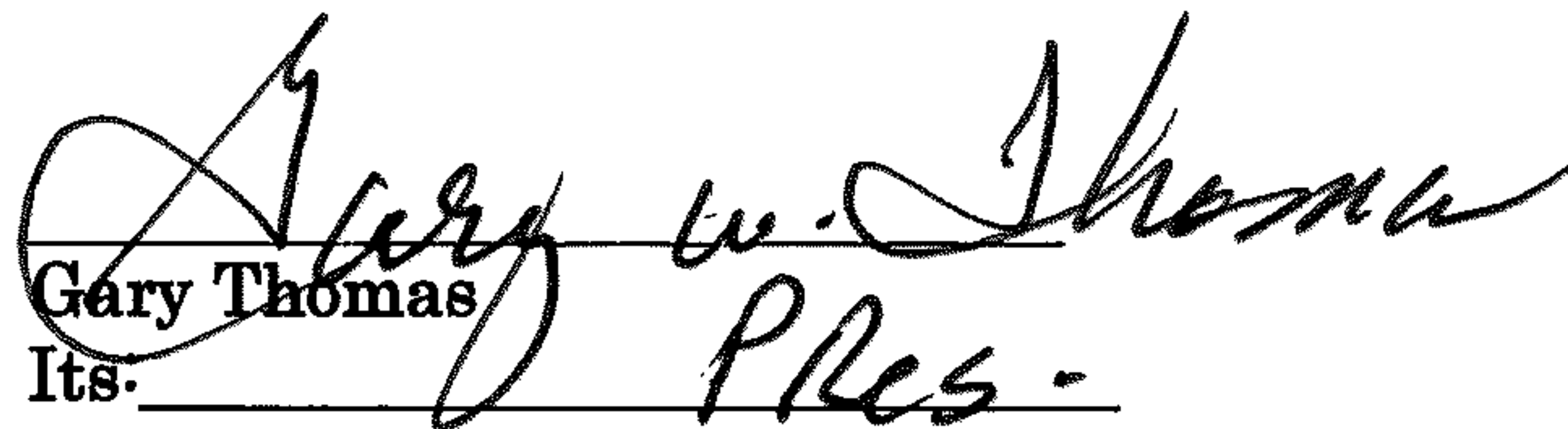
Parcel # 13 4 20 1 003 049.000

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 of September, 2024.

American Land Development Corporation,
an Alabama Corporation


Gary Thomas
Its. Pres.

STATE OF ALABAMA

COUNTY OF BALDWIN

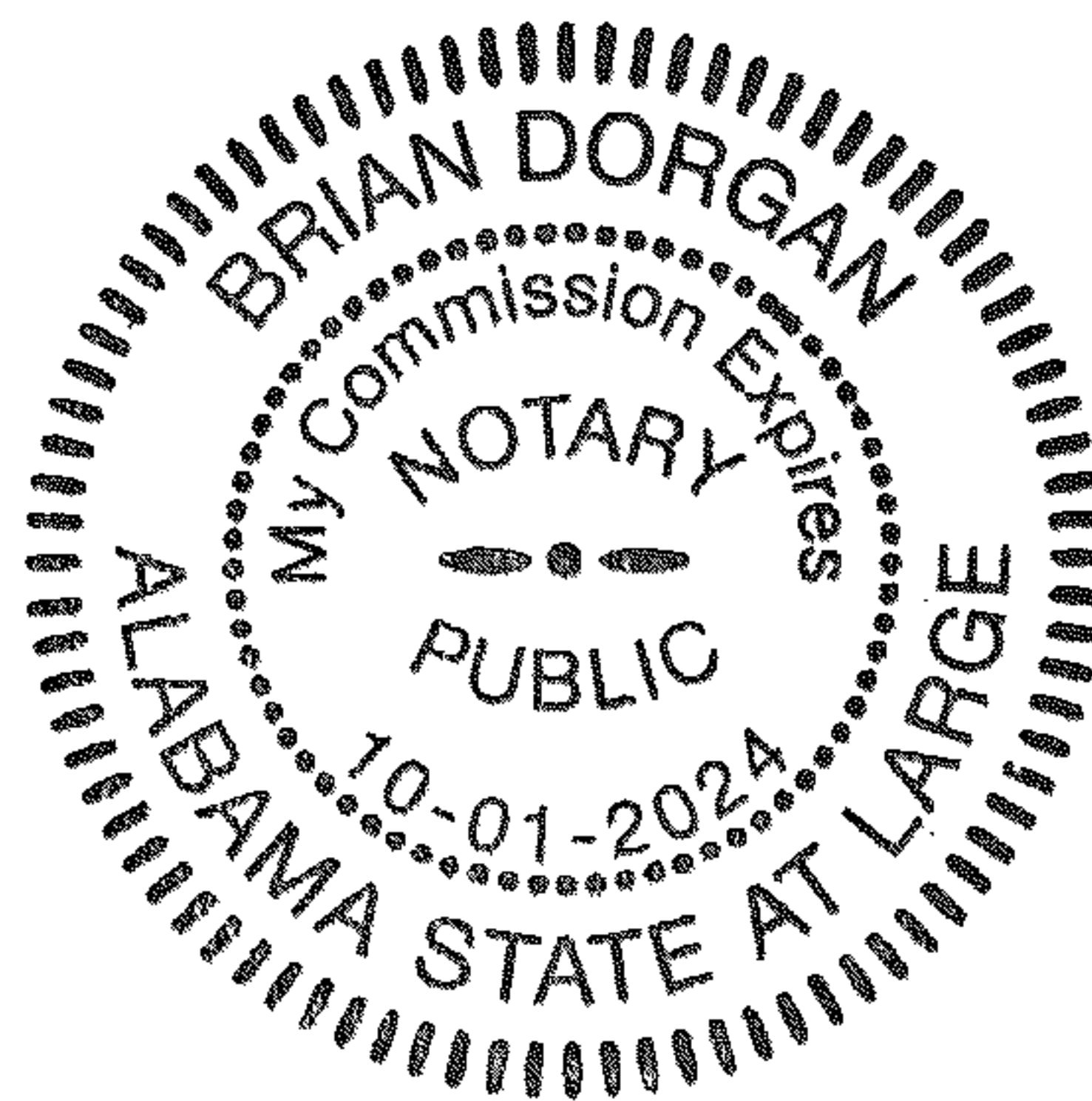
I, the undersigned Notary Public in and for said County and State, hereby certify that Gary Thomas, whose name is signed to the foregoing conveyance, and who is authorized to execute this conveyance as President of American Land Development Corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of September, 2024



Notary Public

My Commission Expires: 10/01/2024



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

Grantor's Name American Homes and Land Corp.
 Mailing Address 260 Commerce Pkwy.
Pelham, AL 35124

Grantee's Name Live Oak Lands, LLC
 Mailing Address 429 Greensprings Hwy Ste. 161-263
Birmingham, AL 35209

Property Address 3050 Hwy 52
Helena, AL 35080

Date of Sale 9/27/24
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 48,550



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2024 12:18:43 PM
 \$77.00 BRITTANI
 20241104000343420

Brittani

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 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 10/01/2024

Print Matthew Kidd

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1