

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 Company, an Alabama Corporation

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

Live Oaks Land, 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:

See Exhibit A attached hereto and made a part hereof.

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.

RA
Notary Public
My Commission Expires: 10/01/2024

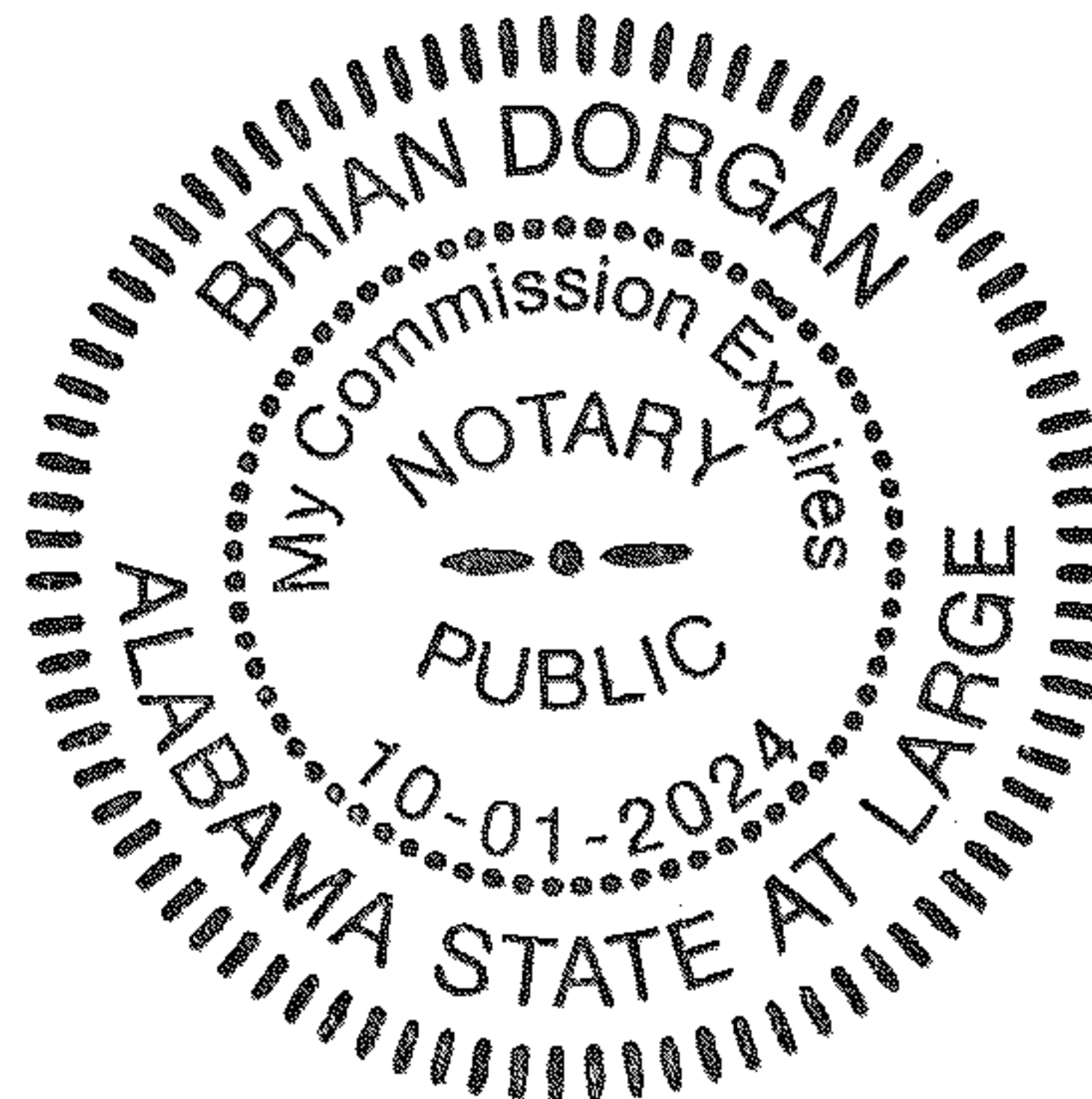


Exhibit A

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 20S, Range 3W, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar, being on the south right-of-way line of Shelby County Highway #52 and the west right-of-way line of Old Cahaba Avenue, as shown on a recorded plat of Old Cahaba Winter Crest Sector, in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 24, Page 69; run thence in a southerly direction along the west right-of-way line of said Old Cahaba Avenue for a distance of 200.0 feet to an existing iron rebar being on the north line of Lot 101, Old Cahaba Winter Crest Sector; thence turn an angle to the right of $81^{\circ}30'12''$ and run in a southwesterly direction along the north line of said Lot 101 for a distance of 152.62 feet to an existing iron rebar being the northeast corner of Lot 102 of Old Cahaba Winter Crest Sector; thence continue in a southwesterly direction along last mentioned course for a distance of 275.75 feet to an existing iron rebar being on the northerly line of Lot 104 of said Old Cahaba Winter Crest Sector; thence turn an angle to the left of $20^{\circ}45'30''$ and run in a southwesterly direction along the northwest line of said Lot 104 and Lots 105, 106, 107, 108, 109 & 110 of said Old Cahaba Winter Crest Sector for a distance of 580.96 feet to an existing iron rebar being the most westerly corner of said Lot 110; thence turn an angle to the right of $88^{\circ}37'14''$ and run in a northwesterly direction for a distance of 234.96 feet to an existing iron rebar being on the southeast right-of-way line of Shelby County Highway #52 and being on a curve, said curve being concave in a northwesterly direction and having a central angle of $18^{\circ}40'54''$ and radius of 613.64 feet; thence turn an angle to the right ($102^{\circ}27'51''$ to the chord to of said curve) and run in a northeasterly direction along the southeast right-of-way line of said Shelby County Highway #52 for a distance of 200.08 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve and along the southeast right-of-way line of said Shelby County Highway #52 for a distance of 390.20 feet to the point of beginning of a new curve, said newest curve being concave in a southeasterly direction and having a central angle of $27^{\circ}30'40''$ and a radius of 908.05 feet; thence turn an angle to the right and run in a northeasterly and easterly direction along the arc of said curve for a distance of 436.01 feet to the point of ending of said curve; thence run in an easterly direction along a line tangent to the end of said curve and along the southerly right-of-way line of said Shelby County Highway #52 for a distance of 95.46 feet, more or less, to the point of beginning.

Parcel #13 4 20 2 002 022.000

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 4.6 Acres on Hwy 52
Helena, AL 35080

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

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 103,440



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2024 12:38:20 PM
 \$134.50 BRITTANI
 20241104000343460

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
☐ 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