

This instrument prepared by and after recording return to: Aaron B. Thomas Watkins & Eager PLLC 1904 First Avenue N, Suite 300 Birmingham, AL 35203 (205) 598-2130	Send Tax Notices To: TDG Alabaster, LLC 2914 Linden Avenue Birmingham, AL 35209
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUITCLAIM DEED

THIS QUITCLAIM DEED executed and delivered as of the 20th day of December 2024, by **BRICE H. BRACKIN FAMILY TRUST, AS SUCCESSOR IN INTEREST TO BRICE H. BRACKIN, DECEASED; GINGER L. ALRED, M.D.; and DR. DEWEY JONES** (collectively, the “Grantor”), to **TDG ALABASTER, LLC**, an Alabama limited liability company (the “Grantee”).

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby remise, release and quitclaim unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the “Property”):

See Exhibit “A” attached hereto and made a part hereof.

THIS QUITCLAIM DEED IS GIVEN FOR THE SOLE PURPOSE OF CLEARING TITLE IN CONNECTION WITH AN ERROR CONTAINED IN THE NAME OF THE GRANTEE CONTAINED IN THAT CERTAIN DEED DATED DECEMBER 29, 1986, FILED FOR RECORD ON DECEMBER 29, 1986, IN BOOK 106, PAGE 854 AS FURTHER DETAILED IN THAT CERTAIN TITLE CORRECTION AFFIDAVIT GIVEN BY BJB ASSOCIATES, LLC BEING RECORDED SIMULTANEOUSLY HEREWITH. AS SUCH NO

**TAX IS DUE AND OWING FOR THE RECORDING OF THIS QUITCLAIM DEED
PURSUANT TO CODE OF ALABAMA§ 40-22-1 (1975).**

The above-described property constitutes no part of the homestead of the Grantor.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: Brice H. Brackin Family Trust and
Dr. Dewey Jones
100 Thompson Road
Alabaster, AL 35007

Ginger L. Alred, M.D.
1812 Lemon Mint Circle
Hoover, AL 35244

Grantee's Address: TDG Alabaster, LLC
2914 Linden Avenue
Birmingham, AL 35209

Property Address: 636 2nd Street NE
Alabaster, AL 35007


Market Value: \$1,017,770.00

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the date first written above.

GRANTOR:

BRICE H. BRACKIN FAMILY TRUST

By: 
Linda Brackin, Trustee

STATE OF ALABAMA

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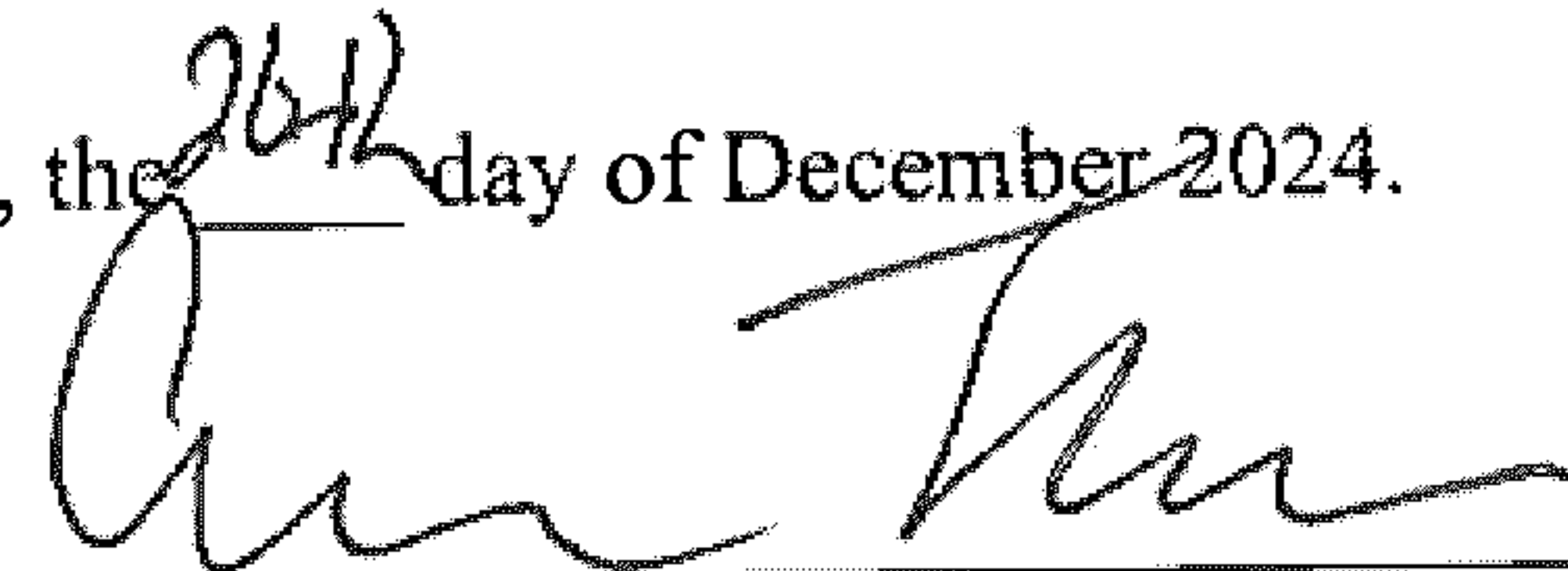
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COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Brackin, whose name as Trustee of the Brackin H. Family Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and seal of office this, the 26th day of December 2024.



Notary Public

My Commission Expires: 8-26-27



[Grantor Signatures continue on next page]

GRANTOR:



DR. DEWEY JONES

STATE OF ALABAMA

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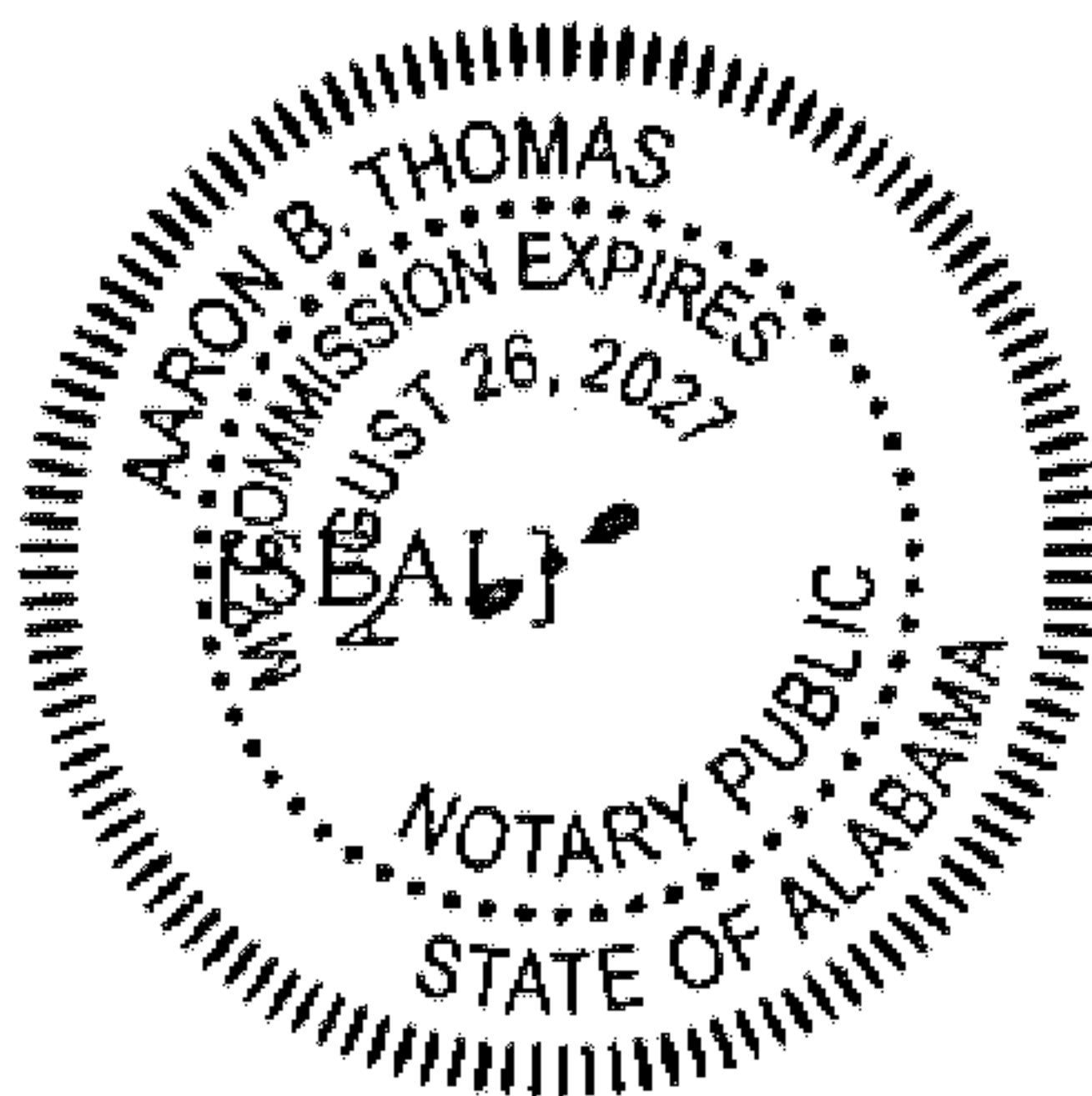
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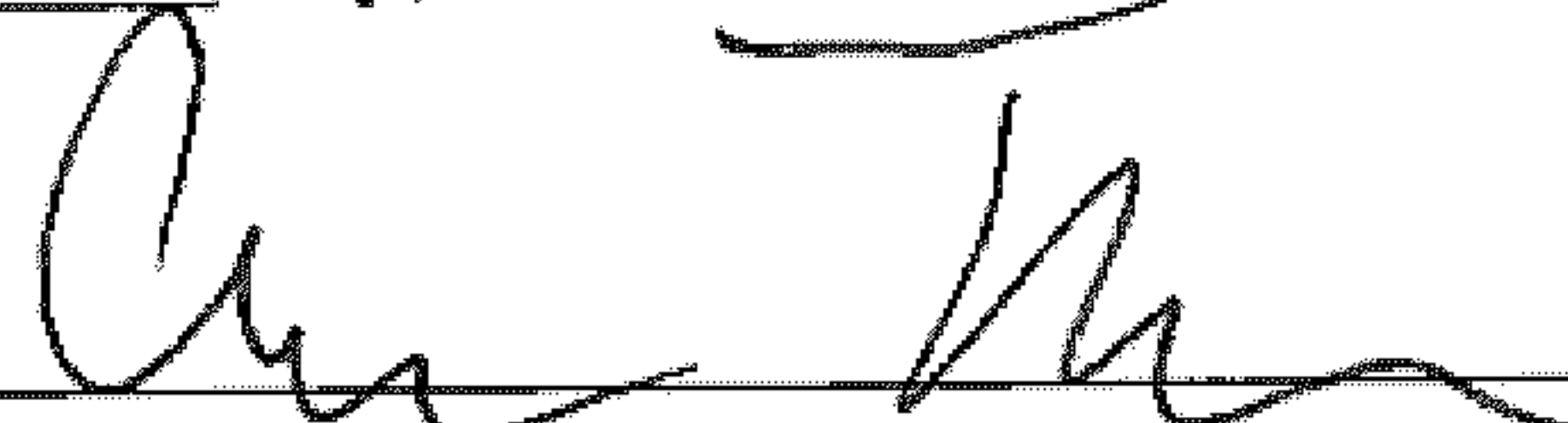
COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dr. Dewey Jones, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, with full authority, executed the same voluntarily.

Given under my hand and seal of office this, the 20th day of December 2024.





Notary Public

My Commission Expires: 8-26-27

[Grantor Signatures continue on next page]

GRANTOR:

Ginger L Alred MD
GINGER L. ALRED, M.D.

STATE OF ALABAMA

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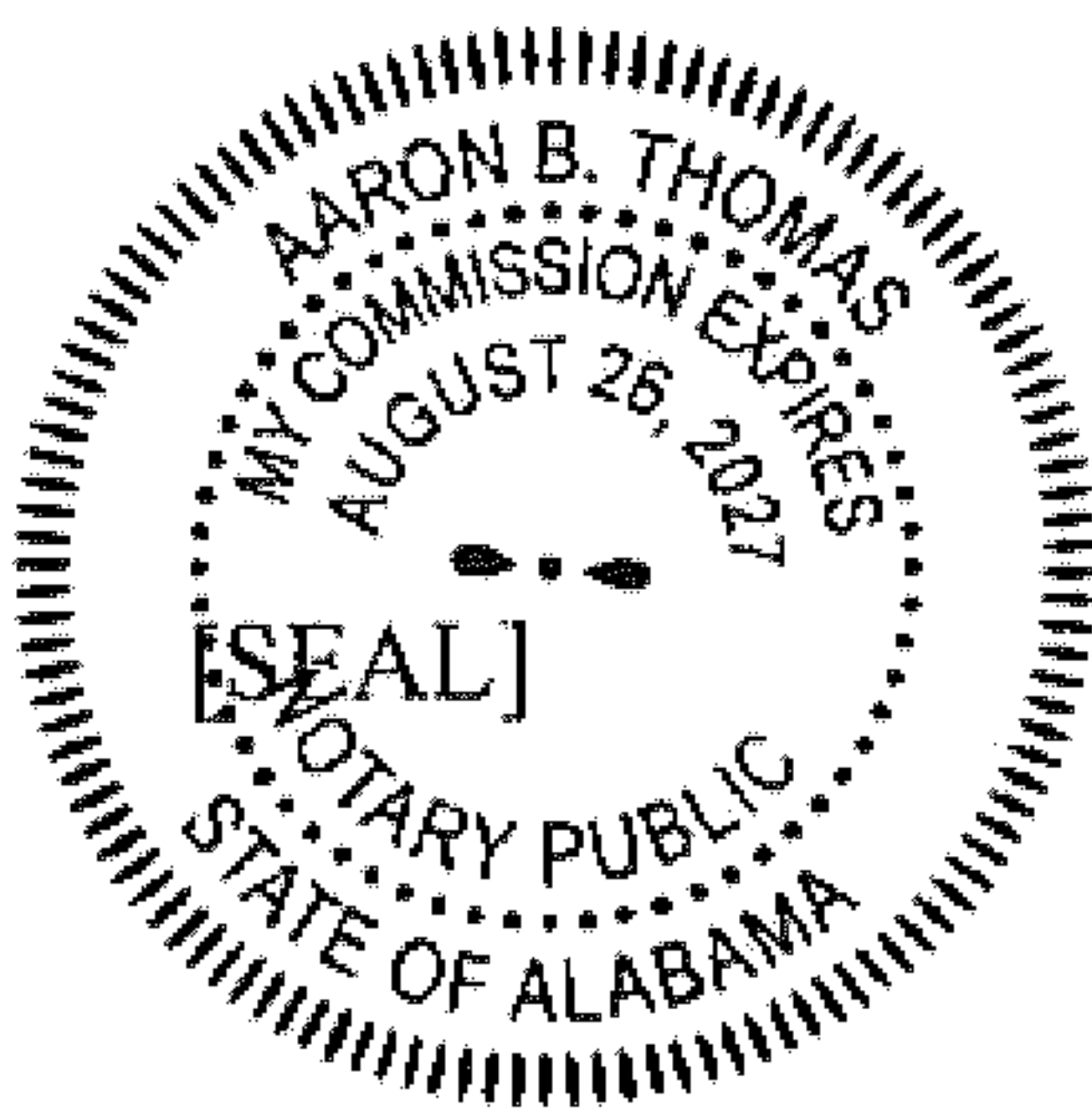
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COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginger L. Alred, M.D., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she, in such capacity and with full authority, executed the same voluntarily.

Given under my hand and seal of office this, the 20th day of December 2024.



Aaron Thomas
Notary Public

My Commission Expires: 8-26-27

EXHIBIT "A"

PROPERTY DESCRIPTION

Unit 1:

Unit 1 in Shelby Medical & B.O.A. Condominium, as more particularly described in the plat of Shelby Medical & B.O.A. Condominium recorded in Map Book 10, Page 65A, and the Declaration of Condominium recorded in Real Volume 106, Page 815, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 60% interest in the Common Elements, as set forth in Article II of the aforesaid Declaration as it may have been or may hereafter be amended pursuant to said Declaration.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2024 12:39:20 PM
\$38.00 CHARITY
20241220000388850

Allen S. Bayl