

Prepared by and when recorded return to:
Millard V. Young, IV, Esq.
Maynard Nexsen PC
1901 6th Avenue North, Suite 1700
Birmingham, AL 35203

Send tax notices to:
Wild Dogwood Farm, LLC
1020 Tilden Street NW
Atlanta, GA 30318

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **MARY ALLISON ROENSCH TYLER**, a married woman ("Grantor"), by **WILD DOGWOOD FARM, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby remise, release, quitclaim and convey unto Grantee, and its successors and assigns, all of Grantor's right, title and interest, if any, in that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

Grantor makes no warranty whatsoever, whether express or implied, and conveys the Property to Grantee "AS IS, WHERE IS" with all faults.

This deed was prepared with information supplied by the Grantor herein, without the benefit of a title search being performed on the Property; therefore, preparer notes no certification as to the status of title.

The Property is not the homestead of the Grantor or of the Grantor's spouse.

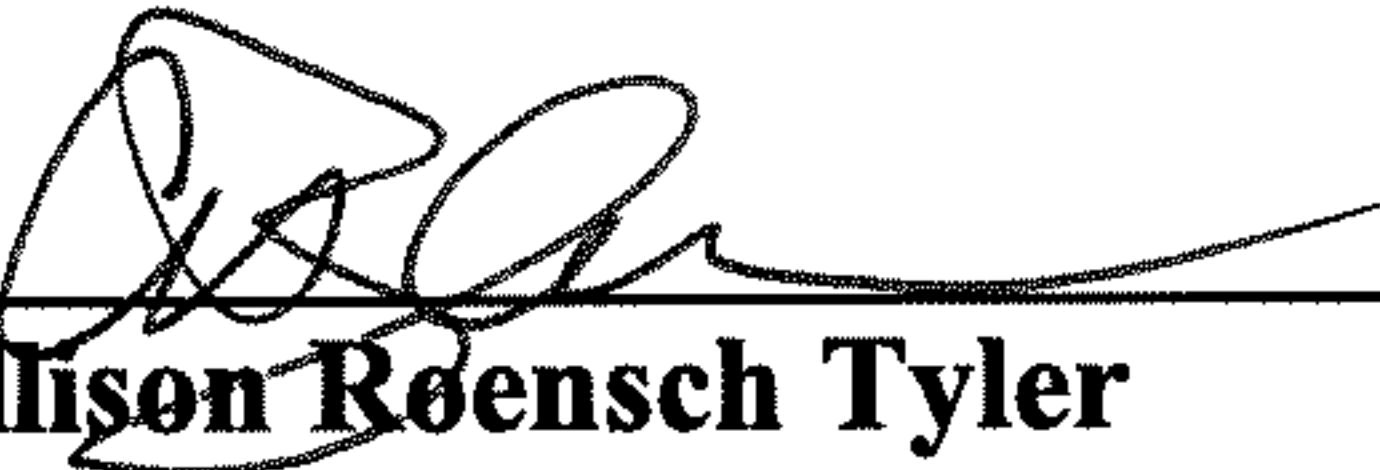
Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Mary Allison Roensch Tyler	Wild Dogwood Farm, LLC
1020 Tilden Street NW	1020 Tilden Street NW
Atlanta, GA 30318	Atlanta, GA 30318
Property Address:	No 911 Address PID: 05-5-16-0-000-001.004
Date of Sale:	<u>January 16</u> , 2025
Total Purchase Price:	\$508,260.00
The Purchase Price can be verified by:	<input checked="" type="checkbox"/> Tax Assessed Value

[Signature(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed, to be effective as of the 16th day of January, 2025.

GRANTOR:



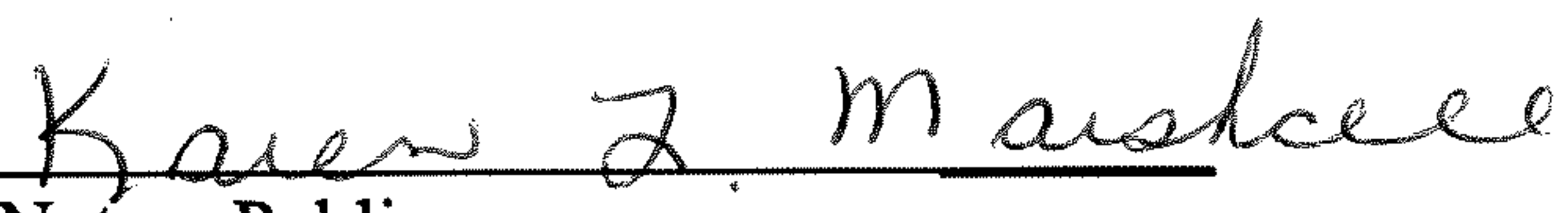
Mary Allison Roensch Tyler

STATE OF Georgia)
COUNTY OF Gwinnett

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Mary Allison Roensch Tyler, has signed the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of January, 2025.





Notary Public
My commission expires: Sept 16, 2026

Exhibit A

Description of the Property

East ½ of the Northwest ¼ of Section 16, Township 18 South, Range 2 East, located in Shelby County, Alabama.

Also conveyed with this deed is a 50 foot wide easement along the centerline of an existing woods road through the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 16, Township 18 South, Range 2 East, located in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2025 01:41:01 PM
\$539.50 BRITTANI
20250220000050350

Allen S. Bayl