

This instrument prepared by:  
Russell M. Cunningham, IV  
Cunningham Firm, LLC  
Landmark Center, Suite 600  
2100 First Avenue North  
Birmingham, AL 35203

Please return after recording to:  
Dorothy and Arthur Johnson, Jr.  
23 Vann Drive  
Birmingham, AL 35242



20250319000081440 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/19/2025 12:15:36 PM FILED/CERT

STATE OF ALABAMA       )  
                                     :  
COUNTY OF SHELBY       )

### QUITCLAIM DEED

**WHEREAS**, Chief & Sons, LLC acquired its interest in the Property (defined herein) as part of a larger grant of real property by Statutory Warranty Deed, which was recorded at Instrument No. 21090827000314890 in the Office of Judge of Probate of Shelby County, Alabama (hereinafter referred to as the **“CAS Property”**);

**WHEREAS**, Arthur Johnson, Jr. and Dorothy Johnson (“Johnson,” collectively) are the owners of a recorded parcel of land (constituting part of Tax Parcel ID# **09 3 06 0 001 007.001**) that also includes the Property (defined herein) within its boundaries (hereinafter referred to as the **“Johnson Property”**);

**WHEREAS**, the respective vesting deeds for the Johnson Property and the CAS Property both reflect ownership of the same 21.2-26.05’ foot tract or strip of land (hereinafter referred to as the **“Strip”**);

**WHEREAS**, Chief & Sons, LLC has entered into a Boundary Line Agreement with Johnson to forever clarify and record (a) the ownership of the Property (defined herein), and (b) the actual boundary line between the CAS Property and the Johnson Property;

**WHEREAS**, Chief & Sons, LLC desires to terminate any rights or claims it may have acquired to the Strip through its vesting deed;

**NOW, THEREFORE**, in consideration of the forgoing premises and the mutual covenants herein contained, Chief & Sons, LLC and Johnson agree as follows:

**Know all men by these presents**, that this Quitclaim Deed is made effective this \_\_\_\_ day of March, 2025 between the following GRANTOR:

Chief & Sons, LLC, an Alabama limited liability company whose address is 5051 English Turn, Birmingham, Alabama 35242,

and the following GRANTEES:

Arthur Johnson, Jr. and Dorothy Johnson, a married couple, whose address is 23 Vann Drive, Birmingham, AL 35242.

For and in consideration of a nominal One Dollar (\$1.00) in hand paid, and other good and valuable consideration, the receipt of which whereof is acknowledged, GRANTOR, does hereby remise, release, convey and forever quit claim all of its right, title, interest and claim in the Strip which constitutes part of the Johnson Property situated in Shelby County, Alabama, and more particularly described in **Exhibit A** attached hereto and incorporated by reference herein (the **“Property”**).



20250319000081440 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/19/2025 12:15:36 PM FILED/CERT

IN WITNESS WHEREOF, Curtis Deen, in his capacity as the Sole Member of Chief & Sons, LLC, has hereto set his signature, to be effective this the 18<sup>th</sup> day of March, 2025.

CHIEF & SONS, LLC, an Alabama limited liability company

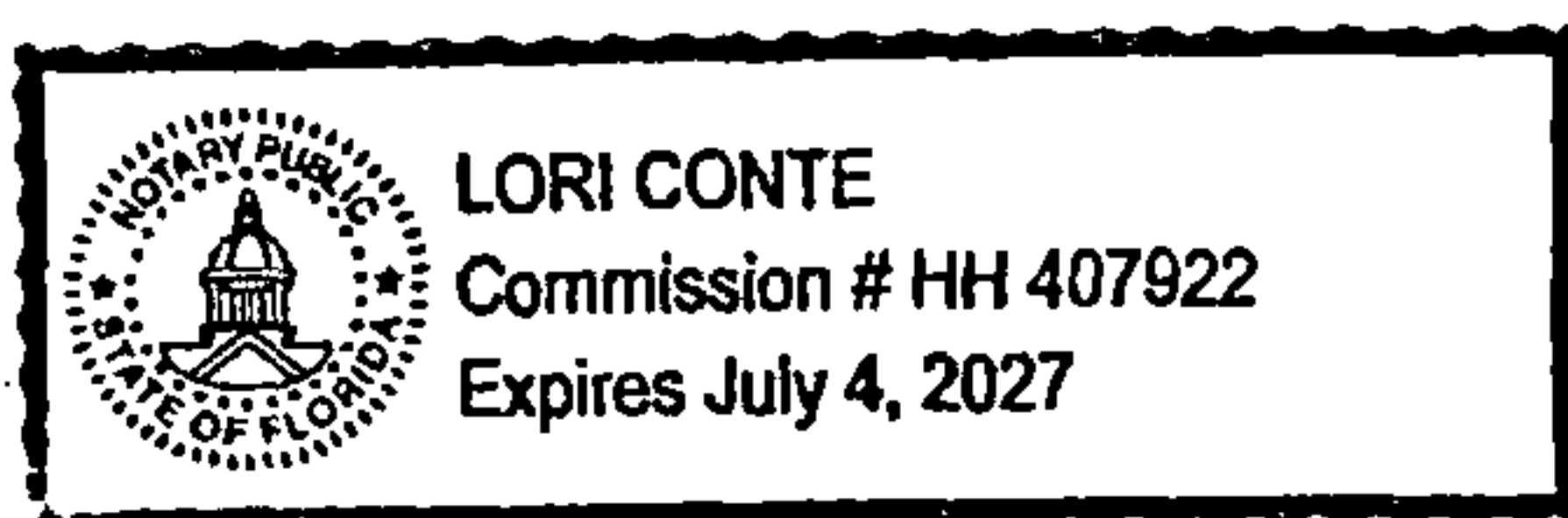
By: Curtis Deen  
Curtis Deen  
Its: Sole Member

**NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**

STATE OF Florida )  
COUNTY OF Brevard )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtis Deen, whose name is signed to the foregoing conveyance in her capacity as the Sole Member of Chief & Sons, LLC, an Alabama limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same as the Sole Member of such limited liability company with full authority and voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of March, 2025.



[NOTARIAL SEAL]

Lori Conte  
NOTARY  
My commission expires: 7/4/2027

**EXHIBIT A**

**Legal Description**



20250319000081440 3/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/19/2025 12:15:36 PM FILED/CERT

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3" CAPPED PIPE BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 LINE A DISTANCE OF 331.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID 1/4 - 1/4 LINE A DISTANCE OF 139.63 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID 1/4 - 1/4 LINE TURN A DEFLECTION ANGLE TO THE RIGHT OF 118°35'53" AND RUN NORTHWESTERLY A DISTANCE OF 26.05 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 61°36'45" AND RUN NORTHERLY A DISTANCE OF 126.80 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 88°51'55" AND RUN EASTERLY A DISTANCE OF 22.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 3017 SF OR 0.07 ACRES MORE OR LESS



# Real Estate Sales Validation Form

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

Grantor's Name Chief & Sons, LLC  
Mailing Address 2425 Cox Road  
Cocoa, FL 32926

Grantee's Name Arthur & Dorothy Johnson  
Mailing Address 23 Vann Drive  
Birmingham, AL 35242

Property Address 6622 Cahaba Valley Rd.  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$10,000.00  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 To Clear Title

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.

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 3/18/25

Print Russell M. Cunningham

Sign [Signature]

☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20250319000081440 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/19/2025 12:15:36 PM FILED/CERT