

20250411000107500  
04/11/2025 08:54:31 AM  
QCDEED 1/4

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Maverick Enterprises 205, LLC**  
**8350 Bee Ridge Rd., #35**  
**Sarasota, FL 34241**

**QUITCLAIM DEED**  
**[Title Not Examined – No Opinion Expressed]**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTOR, Classic Colonial LLC, a Limited Liability Company** (hereinafter referred to as **GRANTOR**), the receipt whereof is hereby acknowledged, the **GRANTOR** hereby remises, releases, quitclaims, and conveys unto the **GRANTEE, Maverick Enterprises 205, LLC** (hereinafter referred to as **GRANTEE**), all of its right, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 454 of the Survey of Windstone IV, as recorded in Map Book 27, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **313 Honeysuckle Lane, Chelsea, AL 35043**

Parcel ID: **15-3-05-2-004-048.000**

**TO HAVE AND TO HOLD**, unto the said **GRANTEE**, their successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this 9th  
day of April, 2025.

Classic Colonial LLC

Katie C. Pepin  
By: Katie C. Pepin

As Authorized Member

STATE OF FLORIDA  
COUNTY OF SARASOTA

by means of Physical Presence

*KH* I, the undersigned Notary Public in and for said County and State, hereby certify that Katie C. Pepin, whose name as Authorized Member of Classic Colonial LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Authorized Member and with full authority, executed the same voluntarily for the said Classic Colonial LLC, on the day the same bears date.

Given under my hand and official seal this 9th day of APRIL, 2025.

Ken Hoey, Jr.  
Notary Public **Ken Hoey, Jr.**  
My Commission Expires: **07/23/26**



IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this 9th

day of April, 2025.

Classic Colonial LLC

Byron L. Studdard  
By: Byron L. Studdard

As Authorized Member

Ken Hoey Jr. STATE OF ~~ALABAMA~~ FLORIDA  
COUNTY OF ~~JEFFERSON~~ SARASOTA

by means of Physical Presence

Ken Hoey Jr. I, the undersigned Notary Public in and for said County and State, hereby certify that Byron L. Studdard, whose name as Authorized Member of Classic Colonial LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Authorized Member and with full authority, executed the same voluntarily for the said Classic Colonial LLC, on the day the same bears date.

Given under my hand and official seal this 9th day of APRIL, 2025.

Ken Hoey Jr.  
Notary Public Ken Hoey, Jr.  
My Commission Expires: 07/23/26

 Ken Hoey, Jr.  
Notary Public, State of Florida  
My Commission Expires 07/23/2026  
Commission No. HH 284744

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

Grantor's Name Classic Colonial LLC  
 Mailing Address 8350 Bee Ridge Road, #357  
Sarasota, FL 34241

Grantee's Name Maverick Enterprises 205 LLC  
 Mailing Address 8350 Bee Ridge Road, #357  
Sarasota, FL 34241

Property Address 313 Honeysuckle Lane  
Chelsea, AL 35043

Date of Sale April 9, 2025  
 Total Purchase Price \$279,200.00

or  
 Actual Value \_\_\_\_\_

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

☐ Appraisal

☐ Sales Contract

☐ Other \_\_\_\_\_

☒ Closing Statement

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 April 9, 2025

Print Jeff W. Parmer

☐ Unattested

Sign

Jeff W. Parmer

\_\_\_\_\_  
 (verified by)

(Grantor/Grantee/Owner/Agent circle one)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/11/2025 08:54:31 AM  
 \$32.00 PAYGE  
 20250411000107500

*Allen S. Bayl*

**Form RT-1**