

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

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



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

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

~~STATE OF ALABAMA FLORIDA
COUNTY OF JEFFERSON SARASOTA~~

by means of Physical Presence

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 264744

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

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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

(Grantor/Grantee/Owner/Agent) circle one

Jeff W. Parmer



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. Boyd

Form RT-1