



20250414000111310 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
04/14/2025 02:58:53 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED  
WITHOUT THE BENEFIT OF TITLE EXAMINATION:

Burt W. Newsome  
Greystone Title, L.L.C.  
194 Narrows Drive #103  
Birmingham, AL 35242

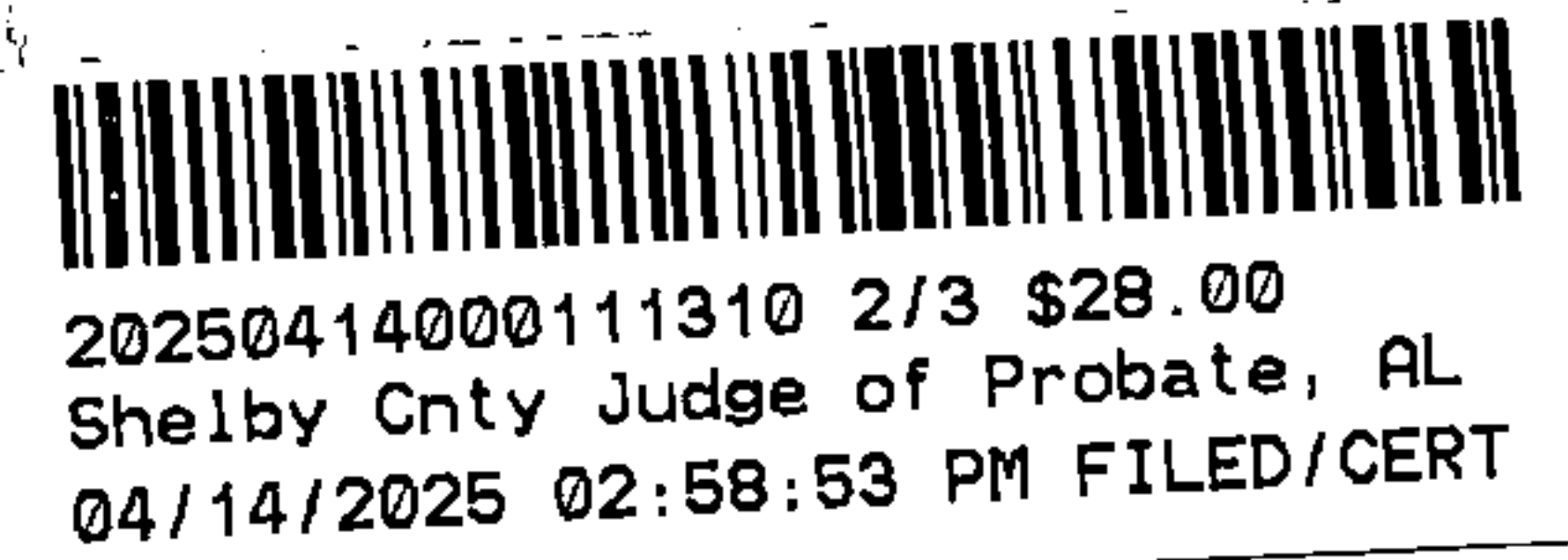
STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **CALVINE SOUTH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (the "**Grantor**"), does hereby remise, release, quitclaim and convey unto **TWO-EIGHTY VILLAGE ASSOCIATION, INC.** (hereinafter referred to as the "**Grantee**"), any and all of the Grantor's right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Common Element, in Two-Eighty Village, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070131000045880, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium, a plan, is attached as Exhibit "C" thereto, and as recorded in the Record Plat of Two-Eighty Village, a Condominium, in Map Book 38, Page 36, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Two-Eighty Village Association, Inc., are attached as Exhibit "B" thereto, subject to any and all interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D" of said declaration.

**TO HAVE AND TO HOLD** to the Grantee, **TWO-EIGHTY VILLAGE ASSOCIATION, INC.**, its successors and assigns, forever.



IN WITNESS WHEREOF, CALVINE SOUTH, LLC, AN ALABAMA LIMITED

LIABILITY COMPANY has caused this conveyance to be executed in its name by its undersigned

officer, and its seal affixed this the 9 day of April, 2025.

CALVINE SOUTH, LLC,  
AN ALABAMA LIMITED LIABILITY COMPANY

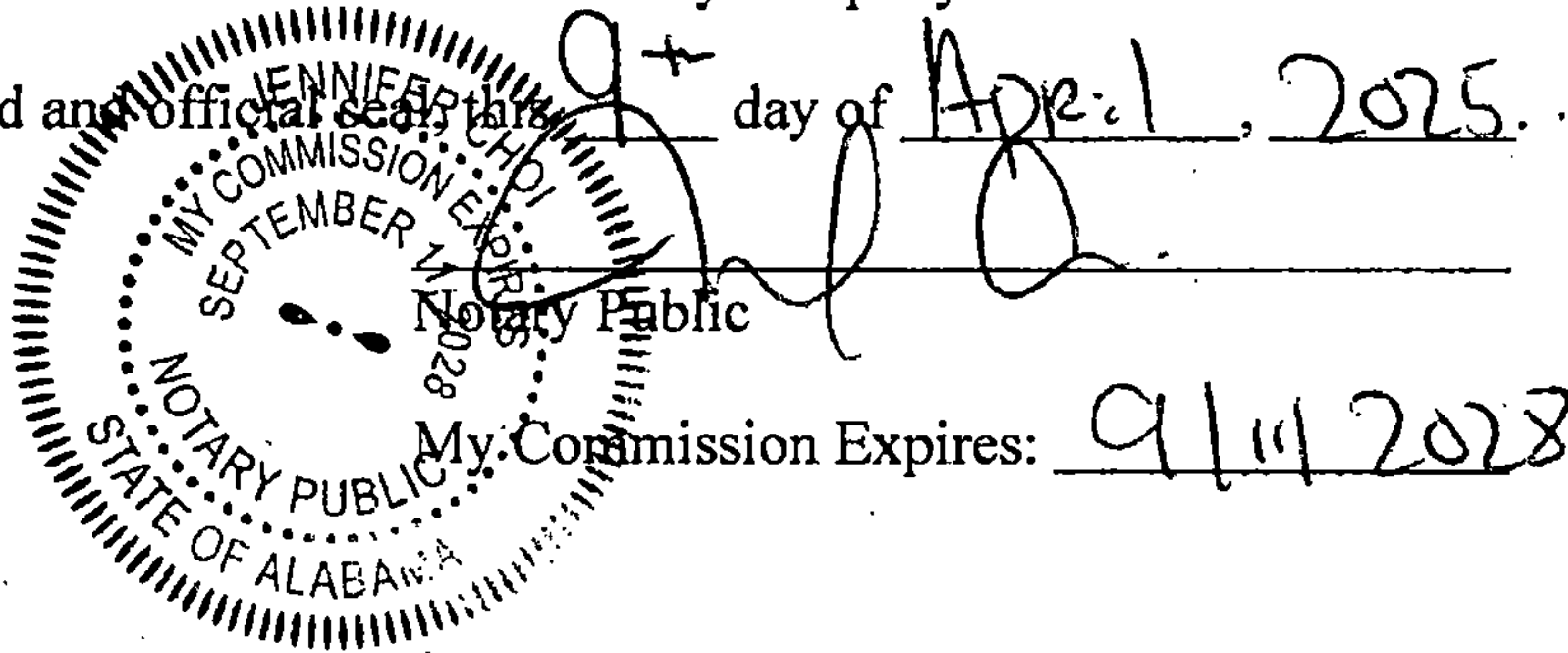
By: [Signature]

ITS: managing partner

STATE OF Alabama )  
 )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Todd Murphy, whose name as Managing Partner of CALVINE SOUTH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, 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, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 9<sup>th</sup> day of April, 2025.







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**Real Estate Sales Validation Form**

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

Grantor's Name Calvine South, LLC  
Mailing Address 9 Shephard Gap Road  
Leeds, AL 35094

Grantee's Name Two-Eighty Village Association, Inc.

Mailing Address 9 Shephard gap rd  
Leeds, AL 35094

Property Address Common Elements of Two-Eighty Village  
Map Book 38 Page 36

Date of Sale 4/9/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$0.00

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 Quitclaim of Common Areas

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 4/9/25

Print Todd Murphy

Unattested

Signature Todd Murphy

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/14/2025 02:58:53 PM  
\$28.00 BRITTANI  
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*Brittani S. Byrd*