

THIS INSTRUMENT WAS PREPARED BY:
M. Beth O'Neill
Maynard Nexsen PC
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Highway 51 Properties, LLC
210 Inverness Center Drive
Birmingham, Alabama 35242

This Quitclaim Deed is being given to clarify the legal description of the property previously conveyed by Martin M. Muller individually and as the Trustee of the Martin M. Muller Charitable Remainder Unitrust to Highway 51 Properties, LLC by Deed with Reservation of Life Estate dated April 20, 2020 and recorded on April 24, 2020 as Instrument # 20200424000160920 in the Office of the Judge of Probate of Shelby County, Alabama. Pursuant to Alabama Code §40-22-2(b)(2), no taxes are due on the recordation of this Quitclaim Deed executed for a nominal consideration for the purpose of perfecting the title to real estate.

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

A. MARTIN M. MULLER, an unmarried man, individually and as the TRUSTEE OF THE MARTIN M. MULLER CHARITABLE REMAINDER UNITRUST (collectively, "Grantor"), conveyed certain real property located in Shelby County, Alabama (the "Property") to HIGHWAY 51 PROPERTIES, LLC, an Alabama limited liability company ("Grantee") by Deed with Reservation of Life Estate dated April 20, 2020 and recorded on April 24, 2020 as Instrument # 20200424000160920 in the Office of the Judge of Probate of Shelby County, Alabama (the "Deed").

B. The Deed included Parcels I – XI which were described individually by Parcel and collectively with an overall metes and bounds description of the Property.

C. The individual legal description of Parcel VII was inadvertently omitted from the Deed, but Parcel VII was included in the overall metes and bounds description of the Property that was conveyed to Grantee by the Deed.

D. The parties desire to add the individual legal description of Parcel VII to the Deed and are executing and delivering this Quitclaim Deed to clarify the Deed. Full deed tax was paid in connection with the recordation of the Deed.

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to MARTIN M. MULLER, an unmarried man, individually and as the TRUSTEE OF THE MARTIN M. MULLER CHARITABLE REMAINDER UNITRUST (collectively, "Grantor"), by HIGHWAY 51 PROPERTIES, LLC, an Alabama limited liability company

("Grantee"), the receipt of which is acknowledged, Grantor does hereby does hereby remise, release, quitclaim and convey unto Grantee, its successors and assigns, all of Grantors' right, title and interest in and to that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Parcel VII").

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

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:
Martin M. Muller and Martin M. Muller Charitable Remainder Unitrust	Highway 51 Properties, LLC
1780 Oxmoor Road Birmingham, AL 35209	210 Inverness Center Drive Birmingham, Alabama 35242
Property:	Parcel VII - See Exhibit A
Date of Sale:	April 11, 2025
Purchase Price:	\$1,754,280.00
The Purchase Price can be verified in:	Settlement Statement

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

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed, as of the date set forth below.

GRANTOR:

Martin M. Muller

MARTIN M. MULLER

**MARTIN M. MULLER CHARITABLE
REMAINDER UNITRUST**

By: *MARTIN M MULLER*

Print Name: Martin M. Muller

Its: Trustee

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said county in said state, hereby certify that Martin M. Muller, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of April, 2025.

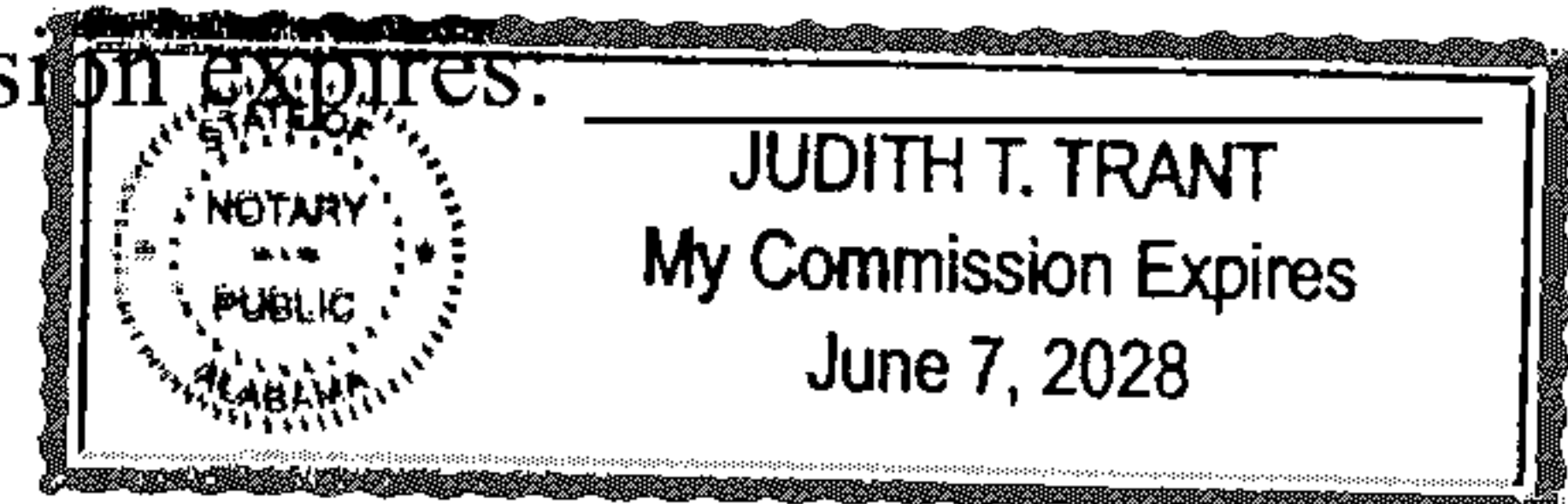
Judith T. Trant

AFFIX SEAL

Notary Public

My commission expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)



I, the undersigned Notary Public in and for said county in said state, hereby certify that Martin M. Muller, as Trustee of the Martin M. Muller Charitable Remainder Unitrust, whose name 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 Trustee and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal, this 11th day of April, 2025.

Judith T. Trant

AFFIX SEAL

Notary Public

My commission expires:

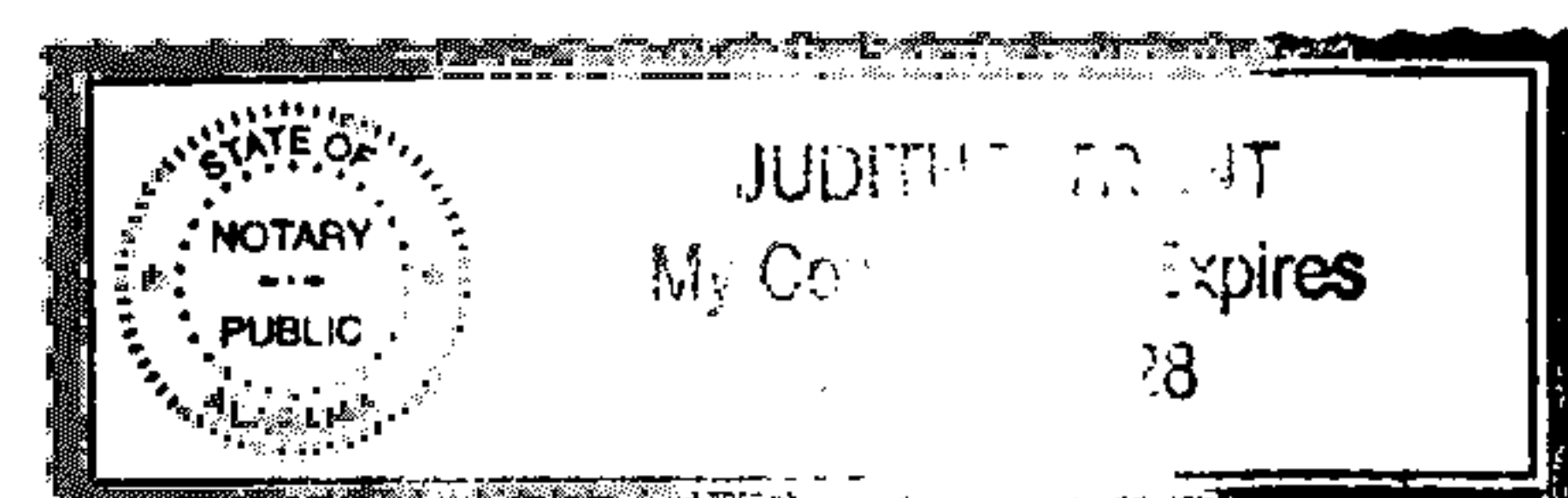
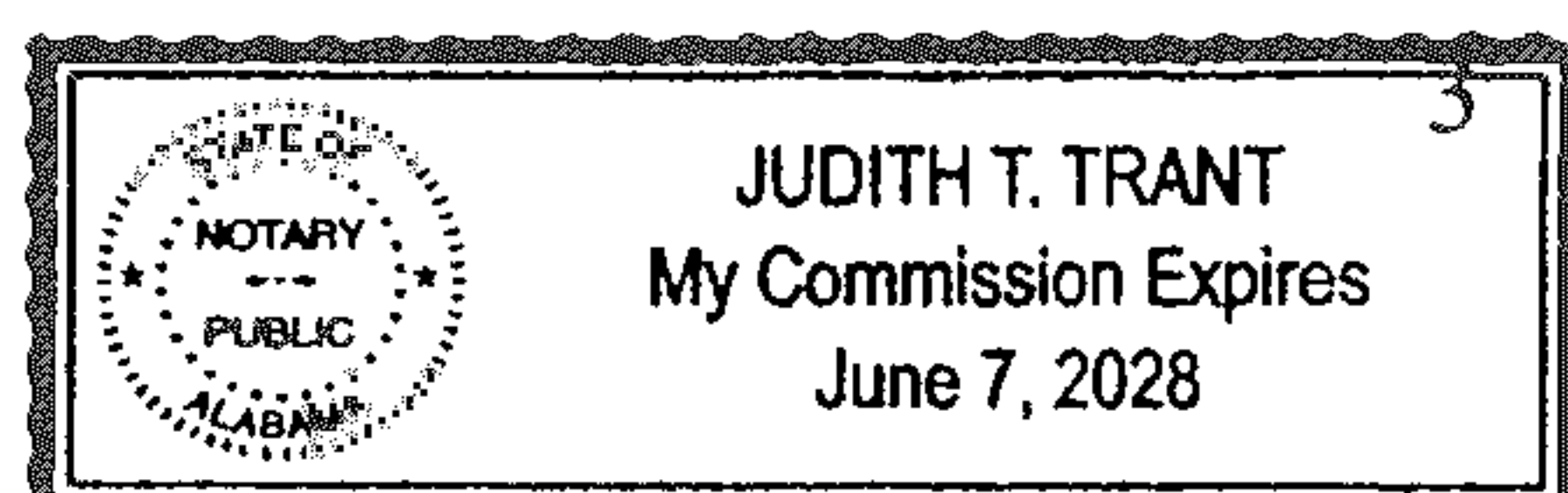


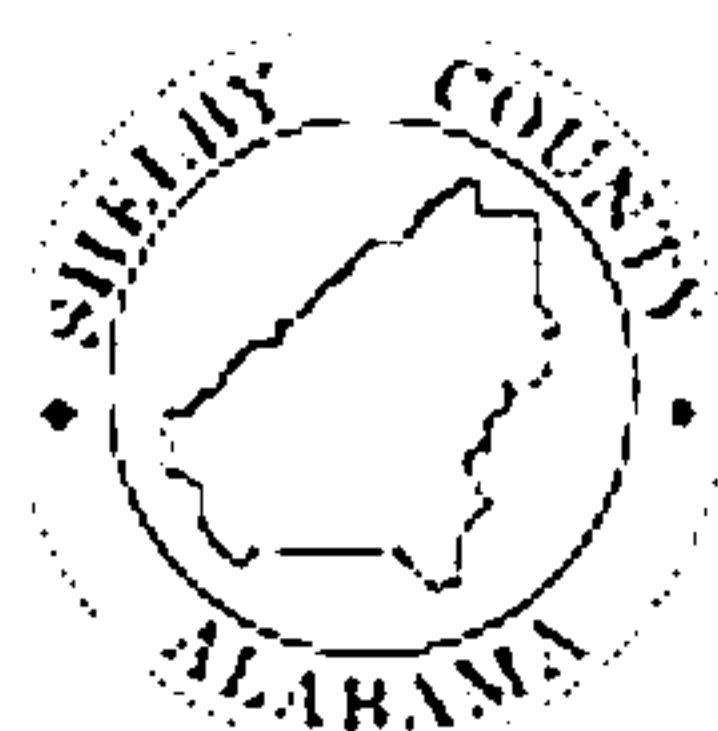
EXHIBIT A**PARCEL VII**

Commence at the SW corner of the Southeast Quarter of the Southwest Quarter of Section 29, Township 19 South, Range 1 East, as shown on the Record Plat of Muller Commercial Park recorded in Map Book 23, Page 164 in the Office of the Judge of Probate of Shelby County, Alabama; thence North along the West line of said 1/4 -1/4 for 831.88 feet to the SW corner of Lot No.1 of said Plat; thence turn right 91 degrees 38' 30" Easterly along the South line of said Lot No.1 for 1188.62 feet as shown by said Plat to the SE corner of said Lot No.1 and the West right of way line of Shelby County Highway No. 51, being a 80 feet wide right of way; thence turn left 112 degrees 31' 28 " Northwesterly along said right of way for 87.0 feet (plat) 87.24 feet (field (fld)), thence turn right 05 degrees 04' 57" continuing Northwesterly along the chord of a right of way curve to the right described on said Plat for a chord distance of 216.80 feet (plat) 216.41 feet (fld) to the SE corner of Lot No.2 of said Muller Commercial Park, Map Book 23, Page 164; thence turn right 84 degrees 50' 08" Northeasterly crossing said Shelby County Highway No. 51 for 82.11 feet to the East right of way line of said Highway No. 51 and the Point of Beginning of the Parcel herein described, said Point of Beginning being on a curve having a radius of 824.99 feet (calculated from the centerline of the pavement) said curve being concave toward the Northeast; thence from the Point of Beginning turn right 06 degrees 01' 26" Easterly for 85.95 feet; thence turn right 36 degrees 21' 33" Southeasterly for 71.56 feet; thence turn left 21 degrees 26' 52" Easterly for 90.32 feet; thence turn left 108 degrees 43' 08" Northwesterly for 160.03 feet; thence turn right 10 degrees 28' 19" Northerly for 77.72 feet (calc) 77.64 feet (fld) to a point on the South right of way line of the CSX Railroad; thence turn left 86 degrees 18' 32" (calc) 86 degrees 18' 06" (fld) for 188.08 feet (calc) 188.09 (fld) Westerly along the said railroad right of way line to the intersection with the East right of way line of the forementioned Shelby County Highway No. 51; said East right of way line being a curve to the left having a radius of 824.99 feet, a central angle of 14 degrees 36' 25", a Chord distance of 209.73 (calc) 209.68 feet (fld), and an arc distance of 210.32 feet; thence turn left 88 degrees 11' 16" Southwesterly to the chord of said curve and run along the arc of said East right of way line for 210.32 feet to the Point of Beginning.

Also the following:

A 20 feet wide Easement for Egress and Ingress along an existing paved roadway. Begin at the Point of Beginning of the above described parcel also being the Point of Beginning of said easement, following the same description Easterly for 85.95 feet; thence turn right 36 degrees 21' 33" Southeasterly for 71.56 feet; thence turn right 90 degrees 00' 00" Southwesterly for 20.0 feet; thence turn right 90 degrees 00' 00" Northwesterly for 64.99 feet; thence turn left 36 degrees 21' 33" Westerly for 81.03 feet to a point on the East right of way line of Shelby County Highway No. 51, said point being on a curve to the right having a radius of 824.99 feet, a central angle of 01 degree 23' 38" a chord distance of 20.07 feet, and an arc distance of 20.07 feet; thence turn right 94 degrees 41' 26" Northerly to the chord of said curve and run along the arc of said East right of way line for 20.07 feet to the Point of Beginning.

Grantor hereby reserves an access easement across a portion of the Property located on and along the dam on the North side of the lake for the use of the road for the purpose of ingress and egress to the adjacent parcels of real property owned by Grantor. This Access Easement shall immediately terminate upon the death or earlier incapacity of Grantor.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2025 10:10:52 AM
\$36.00 BRITTANI
20250422000118860

Allen S. Bayl