

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Windsor Court Residential
Association, Inc.
211 Yeager Pkwy., Suite B
Pelham, AL 35124

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned grantor, **WINDSOR COURT, LLC**, an Alabama limited liability company (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents hereby remise, release, quit claim and convey unto **WINDSOR COURT RESIDENTIAL ASSOCIATION, INC.**, an Alabama non-profit corporation (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See EXHIBIT “A”

SUBJECT TO: (1) Ad valorem taxes; (2) All easements, restrictions, reservations and mortgages of record.

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:
Windsor Court, LLC	Windsor Court Residential Association, Inc.
3545 Market Street Hoover, AL 35226	211 Yeager Pkwy., Suite B Pelham, AL 35124
Property Address:	
Common Area Lots Windsor Court Phase 1 and Phase 2	
Date of Sale: April 11, 2025	
Total Purchase Price: \$10,000.00	
The Purchase Price can be verified in:	<div><input type="checkbox"/> Closing Statement</div> <div><input type="checkbox"/> Sales Contract</div> <div><input type="checkbox"/> Appraisal</div> <div><input type="checkbox"/> Bill of Sale</div> <div><input type="checkbox"/> Property Tax Bill or Assessment</div> <div><input checked="" type="checkbox"/> Fair Market Value</div>

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

(Signature on following page)

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 24 day of April, 2025.

GRANTOR:

WINDSOR COURT, LLC,
an Alabama limited liability company

By: SB HOLDING CORP., an Alabama
corporation, Its Managing Member

By: 
Name: J. Daryl Spears
Its: President

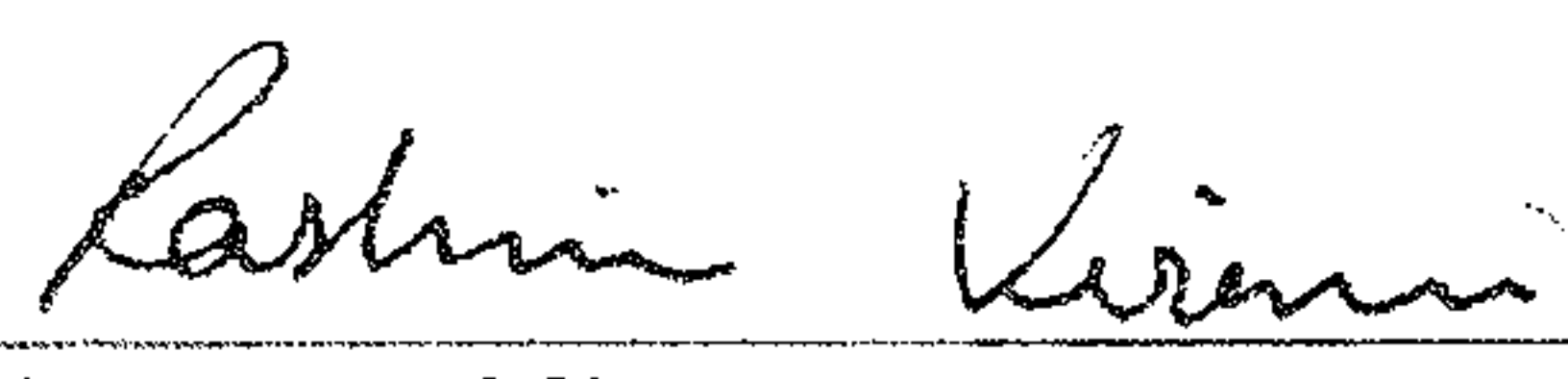
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daryl Spears, whose name as President of SB HOLDING CORP., an Alabama corporation, as Managing Member of **WINDSOR COURT, LLC**, an Alabama limited liability company, 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 officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 24 day of April, 2025.

My Commission Expires:

9/20/2028


Notary Public

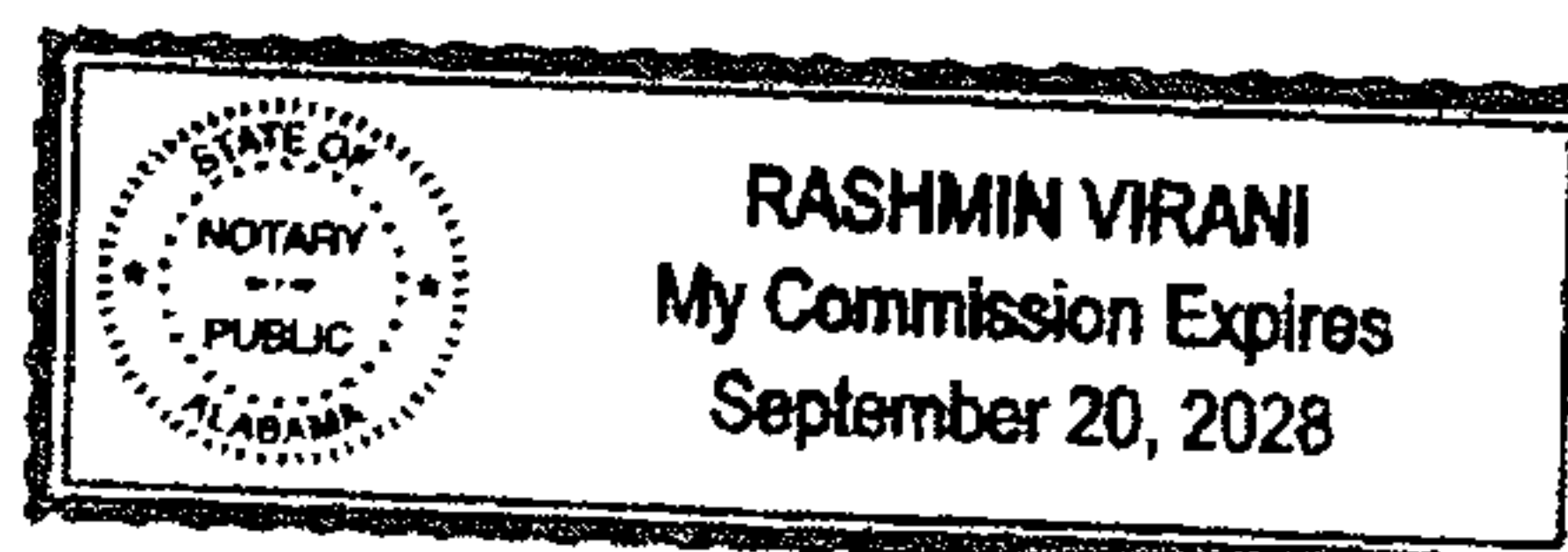
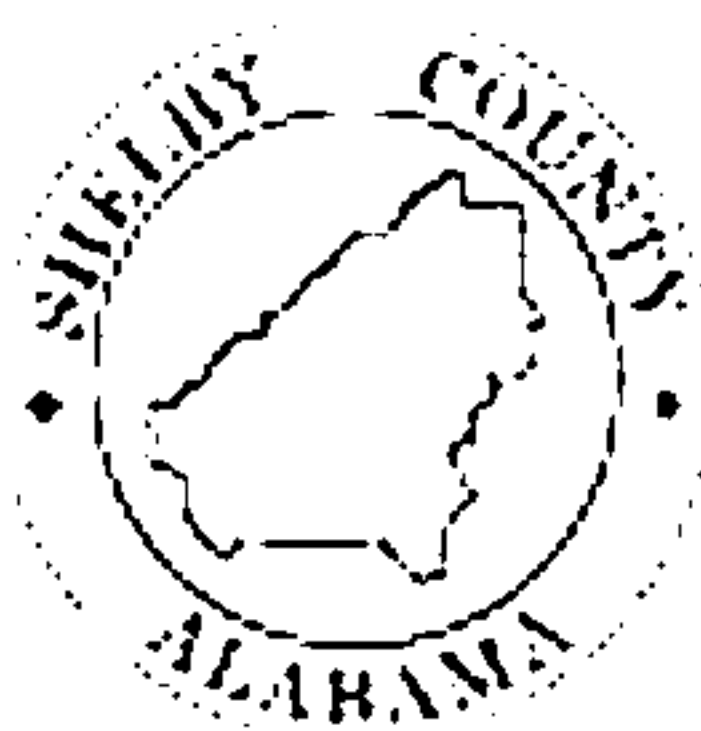


EXHIBIT "A"

Those certain common areas described as Lots CA-1 and CA-2 according to the Survey of Windsor Court, Phase 1, as recorded in Map Book 58, Page 31 in the Office of the Judge of Probate for Shelby County, Alabama.

Those certain common areas described as Lots CA-3, CA-4, CA-5 and CA-6 according to the Survey of Windsor Court, Phase 2, as recorded in Map Book 58, Page 72A and 72B in the Office of the Judge of Probate for Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2025 12:25:25 PM
\$38.00 JOANN
20250424000121850

Allie S. Bayl