



This instrument prepared by:
Jimmy Ray Earley, Jr., Esq.
STANLEY & ASSOCIATES, LLC
Irondale, AL 35210

South Grande View Development Co, Inc.

STATE OF ALABAMA)
COUNTY OF SHELBY)
COUNTY OF JEFFERSON)

Shelby County, AL 05/09/2025
State of Alabama
Deed Tax: \$24.00

EXHIBIT A



20250509000140990 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
05/09/2025 01:16:55 PM FILED/CERT

Parcel 1:

Shelby County Parcel ID: **58 23 5 21 0 009 026.000**

Map Number 23 5 21 0 000 Code1: 18 Code2: 00
Sub Divion 1: GRANDE VIEW ESTGIVIANPOURADDN TO ALABASTER 15TH
Sub Division 2:
Primary Lot: 1526 Primary Block:
Secondary Lot: Secondary Block:

Section1	21	Township1	21S	Range1 03W
Section2	00	Township2	00	Range2 00
Section3	00	Township3	00	Range3 00
Section4	00	Township4		Range4
Lot Dim1	82.30	Lot Dim2	156.92	Acres 0.353 /Sq Ft 15,399.000

Metes and Bounds:

Map Book: 32 Page: 126
Map Book: 00 Page: 000

Physical Property Address: **1084 Grande View Pass, Alabaster, AL 35007**

Parcel 2:

Shelby County Parcel ID: **58 23 5 21 0 009 027.000**

Map Number 23 5 21 0 000 Code1: 18 Code2: 00
Sub Division 1: GRANDE VIEW ESTGIVIANPOURADDN TO ALABASTER 15TH
Sub Division 2:
Primary Lot: 1527 Primary Block:
Secondary Lot: Secondary Block:

Section1	21	Township1	21S	Range1 03W
Section2	00	Township2	00	Range2 00
Section3	00	Township3	00	Range3 00
Section4	00	Township4		Range4
Lot Dim1	86.96	Lot Dim2	134.94	Acres 0.300 /Sq Ft 13,077.000

Metes and Bounds:

Map Book: 32 Page: 126
Map Book: 00 Page: 000

Physical Property Address: **1080 Grande View Pass, Alabaster, AL 35007**

Parcel 3:

Shelby County Parcel ID: **58 23 5 21 0 009 028.000**

Map Number 23 5 21 0 000 Code1: 18 Code2: 00
Sub Divion 1: GRANDE VIEW ESTGIVIANPOURADDN TO ALABASTER 15TH
Sub Division 2:
Primary Lot: 1526 Primary Block:
Secondary Lot: Secondary Block:

Section1	21	Township1	21S	Range1 03W
Section2	00	Township2	00	Range2 00
Section3	00	Township3	00	Range3 00
Section4	00	Township4		Range4
Lot Dim1	86.35	Lot Dim2	139.74	Acres 0.296 /Sq Ft 12,914.000

Metes and Bounds:

Map Book: 32 Page: 126
Map Book: 00 Page: 000

Physical Property Address: **1076 Grande View Pass, Alabaster, AL 35007**

Real Estate Sales Validation Form

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

Grantor's Name R & D LLC
Mailing Address 5554 Parkview Circle
Birmingham, AL 35242

Grantee's Name South Grand View Development Co, Inc.
Mailing Address P.O. Box 43905
Birmingham, AL 35243

Property Address 1084, 1080, and 1076 Grande View Pass
Alabaster, AL 35007

Deed

Date of Sale February 26, 2025

Total Purchase Price \$ 23,859.12

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Quitclaim Redemption Deed

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 Sylvion S. Moss

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1