

20250509000140990 1/3 \$52.00 Shelby Cnty Judge of Probate, AL 05/09/2025 01:16:55 PM FILED/CERT

Note: This quitclaim deed is being issued to release the interest in property Grantor derived from a tax sale, and no opinion is expressed by the preparer as to title to the property interest released by this quitclaim deed.

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

TITLE NOT EXAMINED

Send Tax Notice To:

South Grande View Development Co, Inc.

QUITCLAIM REDEMPTION DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON))

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWENTY-THREE THOUSAND EIGHT HUNDRED FIFTY-NINE DOLLARS AND 12/100 (\$23,859.12) in cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, R & D LLC, an Alabama limited liability company ("GRANTOR"), does hereby remise, release, and quitclaim unto SOUTH GRANDE VIEW DEVELOPMENT CO, INC. ("GRANTEE"), all his rights, title, and interest, WITH NO WARRANTY in and to the following described parcels of real estate, located and situated in Shelby County, Alabama, more particularly described in Exhibit "A", attached hereto and made part of this document.

This property is not the homestead of the Grantor.

This deed conveys any and all interests of Grantor in such Property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO, TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER.

This deed is intended to convey to Grantee Grantor's interest in the Property, if any, as derived from that April 2, 2018, tax sale of the Property to Grantor as set forth in those Tax Deeds dated August 4, 2021; August 4, 2021; and August 4, 2021; and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Nos. 20210809000385920, 20210809000385930, and 20210809000385940. Grantor affirms and warrants only that it has not transferred, conveyed, assigned, pledged, or otherwise hypothecated its interest in the Property.

Given under my hand and seal, this 26 day of February, 2025.

Xiaodi Autry, managing member of R & D LLC, Grantor

STATE OF ALAbama)
COUNTY OF DEFFECSON;

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Xiaodi Autry, managing member of R & D LLC, Grantor, and who is personally known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily, and with full authority on this day the same bears date.

Given under my hand and seal this <u>Uag</u> day of <u>Felo</u>.

.2025

(SEAL)

Notary Public

My commission expires:

06/24/2028

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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 Secondary Lot:

Primary Block: Secondary Block:

Section 1 21 Section2 00 Section3 00

Township1 Township2 Township3

21S Rangel 03W Range2 00 00 Range3 00

Section4 00 Township4 Lot Dim1 82.30 Lot Dim2

Range4 156.92 Acres 0.353 /Sq Ft 15,399.000

Metes and Bounds:

Map Book:

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

Code2: 00¹

Code1: 18

Sub Division 1: GRANDE VIEW ESTGIVIANPOURADDN TO ALABASTER 15TH

Sub Division 2:

Primary Lot: Secondary Lot:

Primary Block: Secondary Block:

Section 1 Section2 Section3

21 Township1 00 Township2 00 Township3

21S Rangel 03W 00 Range2 00 00 Range3 00

Section4 00 Township4 Lot Dim1 86.96 Lot Dim2

00

1527

Range4 134.94 Acres 0.300 /Sq Ft 13,077.000

Metes and Bounds:

Map Book:

32

Page: 126

Map Book:

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: Secondary Lot:

1526 Primary Block: Secondary Block:

Township1

21S Rangel 03W 00

Section2 Section3 Section4

Section 1

00 Township2 00 Township3 00 Township4

Range2 00 00 Range3 00

Lot Dim1

86.35 Lot Dim2

Page:

Range4 139.74 Acres 0.296

/Sq Ft 12,914.000

Metes and Bounds:

Map Book: Map Book:

126 Page:

000

Physical Property Address:

1076 Grande View Pass, Alabaster, AL 35007

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

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&DLLC	. .	Grantee's	Name	South Grand View Development Co, Inc.	
Mailing Address	5554 Parkview Circle	Mailing Addre			SS P.O. Box 43905	
	Birmingham, AL 35242				Birmingham, AL 35243	
		_				
		•		Deed		
Property Address	1084, 1080, and 1076 Grande V			_	February 26, 2025	
	Alabaster, AL 35007	Total Purchase Price \$ 23,859.12				
			or			
		_ A	ctual Value		<u>\$</u>	
•		_	or			
	ì	Asse	essor's Market	: Value _	<u>\$</u>	
The purchase price evidence: (check of Bill of Sale Sales Contract Closing States		entary e A	can be verificated vidence is not praisal ther Quitclaim	require	ed)	
If the conveyance of	•	ordation	contains all of	the req	uired information referenced	
		Instruct	ions			
Grantor's name and to property and the	d mailing address - provide f ir current mailing address.	,		n or per	sons conveying interest	
Grantee's name an to property is being	d mailing address - provide conveyed.	the nam	e of the perso	n or pe	rsons to whom interest	
Property address -	the physical address of the	property	being convey	ed, if av	ailable.	
Date of Sale - the o	late on which interest to the	property	was conveye	d.	,	
Total purchase price being conveyed by	e - the total amount paid for the instrument offered for re	the purdecord.	chase of the p	roperty,	both real and personal,	
conveyed by the ins	property is not being sold, to strument offered for record. or the assessor's current ma	This may	/ be evidence	operty, i	both real, and personal, being appraisal conducted by a	
excluding current us responsibility of value	ed and the value must be deservation, of the property uing property for property tark for Alabama 1975 § 40-22-1	as deter	mined by the	local of	e of fair market value, ficial charged with the ne taxpayer will be penalized	
accurate. I further u		atements	claimed on th		in this document is true and may result in the imposition	
Date 4/9/25	•	Print Sy	lvion S. Moss			
Unattested		Sign	(N	W		
,	(verified by)		Grantor/	Grantee	/Owner/Agent) circle one	
•					Form RT-1	