

**QUIT CLAIM DEED  
TO PERFECT TITLE**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned Grantor in hand paid by Grantee, the receipt of whereof is hereby acknowledged I, **Chris W. Saxon, a single man, (Grantor)** do remise, release, quit-claim and convey to the said **Southeastern Energy Corporation, an Alabama corporation (Grantee)** all my right, title, interest and claim, in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the point of intersection of the East line of NE 1/4 of SE 1/4 of Section 2, Township 22, Range 3 West with the south line of the old Columbiana-Tuscaloosa public road, and run thence in a westerly direction along said road 900 feet, more or less; thence continue along said road in a northwesterly direction 543 feet, more or less; thence continue in a westerly direction along said road 1034 feet to the point of beginning of land herein conveyed; thence continue in a westerly direction along said road 210 feet, more or less, to the east line of the Montevallo-Ashville paved highway; thence along same in a southerly direction 332 feet, more or less, to the northwest corner of a lot owned by J. D. Holcombe, Jr.; thence east and perpendicular to said Montevallo-Ashville public road and along the north line of said J. D. Holcombe, Jr., lot 210 feet, more or less to the northeast corner of said J. D. Holcombe, Jr., lot; thence north and parallel with the east line of said Montevallo-Ashville Road 332 feet, more or less, to the point of beginning; being situated in Section 2, Township 22, Range 3 West, Shelby County, Alabama.

Property Address: Section 2, T22, R3 West (1.60 Acres +/-), Montevallo, AL 36832

Grantors Mailing Address: 481 Camden Cove Circle, Calera, AL 35040

Grantees Mailing Address: 472 Weatherby Trail, Prattville, AL 36067

The above-described real estate is not the homestead of Grantor or Grantors spouse.

TO HAVE AND TO HOLD the aforegranted premises to the said **Southeastern Energy Corporation, an Alabama corporation**, its successors and assigns FOREVER.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of June 2025.

Chris W. Saxon  
Chris W. Saxon

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Chris Saxon whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 09 day of June 2025.

[Signature]  
NOTARY PUBLIC  
Commission expires: 3/11/2028

**THIS INSTRUMENT PREPARED BY:**  
BALL, BALL, MATTHEWS & NOVAK, P.A.  
B. Saxon Main, Esq.  
445 Dexter Avenue, Suite 9045  
Montgomery, Alabama 36104  
(334) 387-7680

**NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**

**Real Estate Sales Validation Form**

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

Grantor's Name Chris W. Saxonis  
 Mailing Address 481 Camden Cove Circle  
Calera, AL 35040

Grantee's Name Southeastern Energy Corporation  
 Mailing Address 472 Weatherby Trail  
Prattville, AL 36067

Property Address Section 2, T22, R3 West (1.60 Acres)  
Montevallo, AL 36832

Date of Sale 06/09/2025  
 Total Purchase Price \$500.00

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 Settlement Agreement (Case No CV-2016-900859) Deed to Perfect Title

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

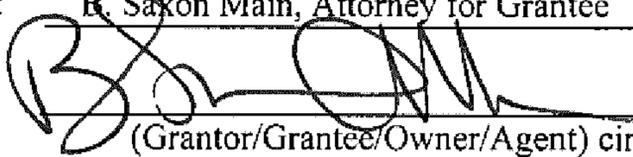
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 06/09/2025

Print R. Saxon Main, Attorney for Grantee

Unattested \_\_\_\_\_  
 (verified by)

Sign   
 (Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/16/2025 10:55:47 AM**  
**\$29.00 PAYGE**  
**20250616000183570**

*Allie S. Beyl*