

This Instrument Prepared by:
B. Saxon Main, Esq.
Ball, Ball, Matthews & Novak, P.A.
445 Dexter Avenue, Suite 9045
Montgomery, AL 36104

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, **SOUTHEASTERN ENERGY CORPORATION, an Alabama corporation** (“**Grantor**”), does by these presents remise, release, and quitclaim unto **JTP Montevallo, LLC, an Alabama limited liability company** (“**Grantee**”), all of Grantor’s right, title and interest, if any, in and to the real property described on **Exhibit A** hereto and situated in Shelby County, Alabama (the “**Property**”). Grantor makes no representation or warranty, express or implied, as to title to the Property.

Grantor’s Address:
Southeastern Energy Corporation
472 Weatherby Trail
Prattville, AL 36067

Grantee’s Address: JTP Montevallo, LLC
472 Weatherby Trail
Prattville, AL 36067

Property Address: 4656 Hwy 119
Montevallo, AL 35115

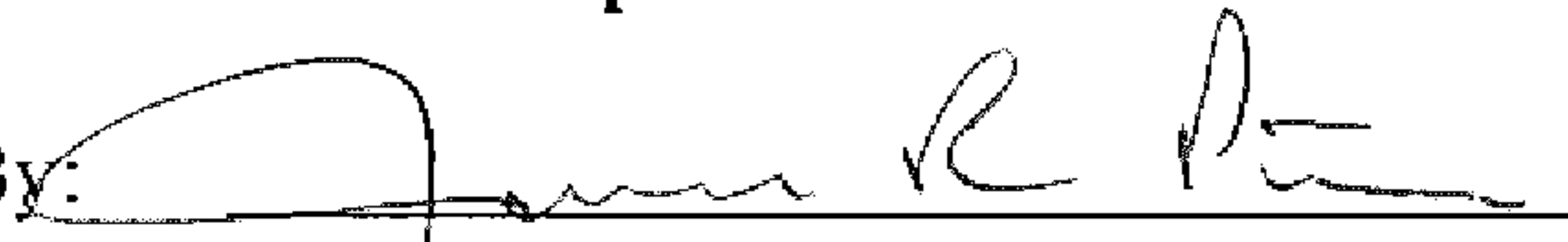
Date of Sale: June 13, 2025

TO HAVE AND TO HOLD to said Grantee, its successors, and assigns, for ever.

IN WITNESS WHEREOF, the party of the first part, intending to be legally bound hereby, has hereunto set its hands and seal.

GRANTOR:

SOUTHEASTERN ENERGY CORPORATION
An Alabama corporation

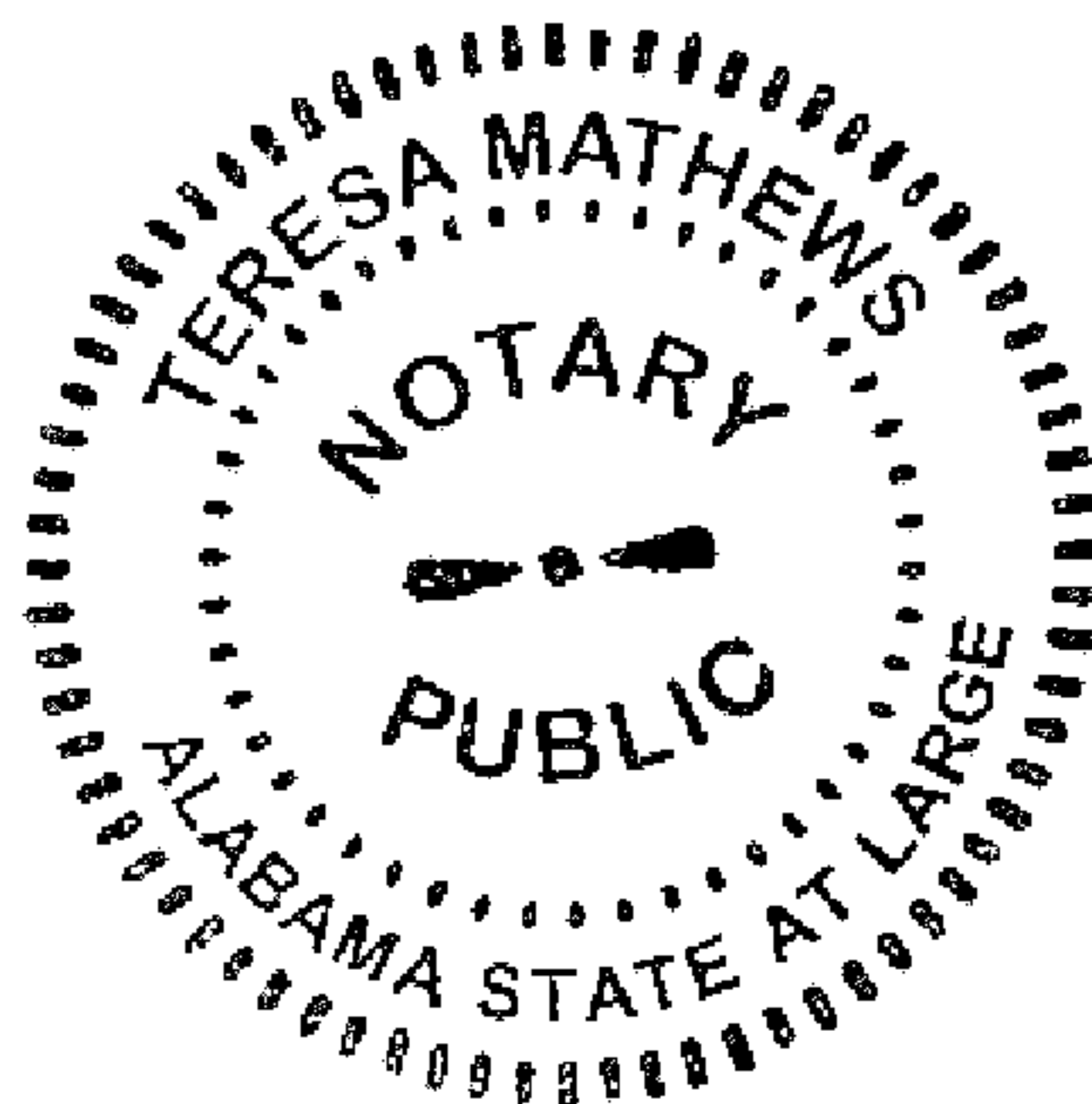
By: 
Name: Jack R Pitts
Title: President

STATE OF ALABAMA)
)
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack R Pitts, whose name as President of Southeastern Energy Corporation, an Alabama corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of June 2025.

(SEAL)



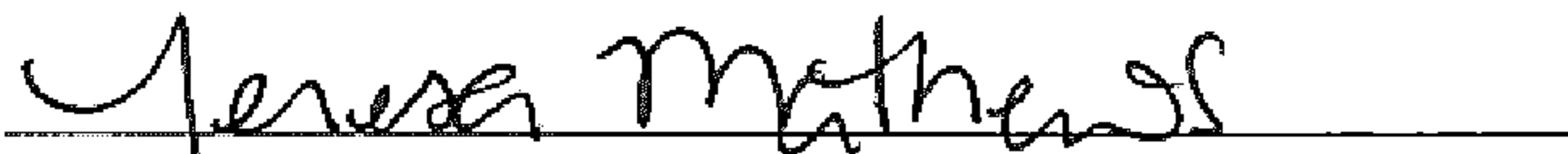

Notary Public
My Commission Expires: 11/23/2028

EXHIBIT A

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.

Subject to that specific mortgage indebtedness as recorded in Book 429, Page 191, in the office of the Judge of Probate, Shelby County, Alabama, and further subject to that Amendment to said mortgage recorded in Book 244, Page 757, in the Office of the Judge of Probate, Shelby County, Alabama, and further subject to any other restrictions of record, known or unknown.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

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

Grantee's Name JTP Montevallo, LLC
 Mailing Address 472 Weatherby Trail
Prattville, AL 36067

Property Address 4656 Hwy 119
Montevallo, AL 35115
Parcel No. 27-1-02-0-001-019.000

Date of Sale 06/13/2025
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$333,500.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other From Tax Office
☐ Closing Statement

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

Instructions

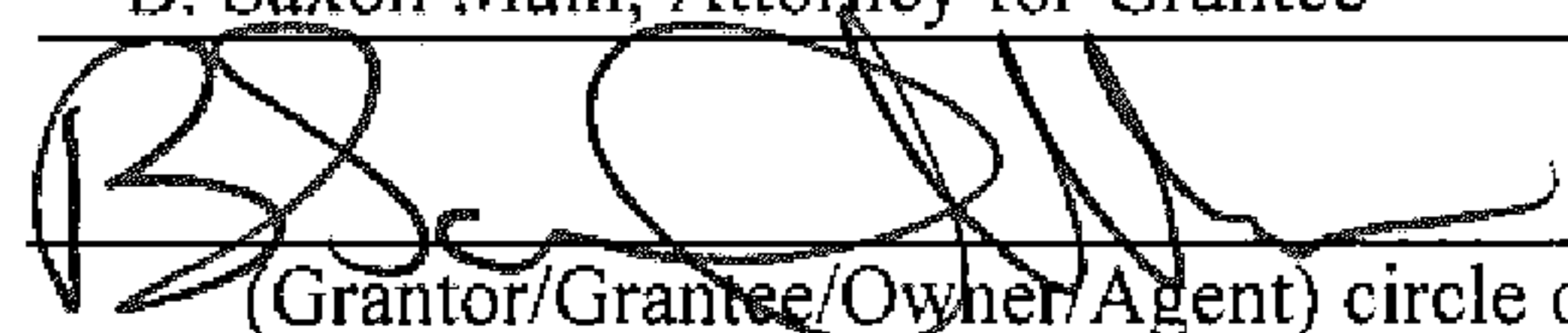
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 06/13/2025

Print B. 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 10:55:48 AM
\$364.50 PAYGE
20250616000183580

Allie S. Bayl