

This instrument prepared by:

John W. Clark IV
Mollie L. Bradford
BAINBRIDGE, MIMS, ROGERS & SMITH, LLP
The SouthState Bank Building
600 Luckie Drive, Suite 415
Birmingham, Alabama 35223
Telephone: 205.879.1100
Facsimile: 205.879.4300

Please assess property in the name of:

Calera Development II, LLC
Post Office Box 430223
Birmingham, Alabama 35243

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **ARTHUR T. PILGREEN**, a single man with the address of Post Office Box 446, Calera, Alabama 35040 (hereinafter "**Grantor**"), does hereby quitclaim unto **CALERA DEVELOPMENT II, LLC**, an Alabama limited liability company with the address of Post Office Box 430223, Birmingham, Alabama 35243 (hereinafter "**Grantee**") the following real property situated in the City of Calera, in Shelby County, Alabama, to-wit:

Parcel 1:

FROM THE SOUTHWEST CORNER OF THE SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 22, RANGE 2 WEST, RUN NORTH ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, 210 FEET TO THE BEGINNING POINT OF THE TRACT HEREIN CONVEYED. FROM THE BEGINNING POINT THUS ESTABLISHED RUN EAST AND PARALLEL WITH THE SOUTH LINE OF SAID FORTY 500 FEET; THENCE NORTH 10 DEGREES 30' WEST 453.6 FEET TO THE NORTH LINE OF THE SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 22, RANGE 2 WEST; THENCE ALONG SAID NORTH LINE WEST, 419 FEET TO THE WEST LINE OF SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$; THENCE SOUTH ON AND ALONG THE SAID WEST LINE, 446 FEET TO THE BEGINNING POINT.

Grantor's title derived from Instrument #20060623000303350

Parcel 2:

105 FEET OFF THE NORTH SIDE OF THE FOLLOWING DESCRIBED PROPERTY, NAMELY: FROM THE SW CORNER OF THE SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 22, RANGE 2 WEST; RUN THENCE NORTH ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, 210 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM THE BEGINNING POINT THUS ESTABLISHED RUN EAST AND PARALLEL WITH THE SOUTH LINE OF SAID FORTY 500 FEET; THENCE NORTH 10 DEGREES 30' WEST 453.00 TO THE NORTH LINE OF THE SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ SECTION 22 TOWNSHIP 22, RANGE 2 WEST; THENCE ALONG SAID NORTH LINE WEST 419 FEET TO THE WEST LINE OF SAID SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$; THENCE SOUTH ON AND ALONG THE SAID WEST LINE 440 FEET TO THE BEGINNING POINT.

Grantor's title derived from Instrument #2001-34018

Grantor hereby quitclaims any interest Grantor may have in and to the described properties, to have and to hold unto the said Grantee, his successors, heirs and assigns forever. The properties conveyed herein are not the homestead of Grantor.

WITNESS my hand and seal this 4th day of August 2025.

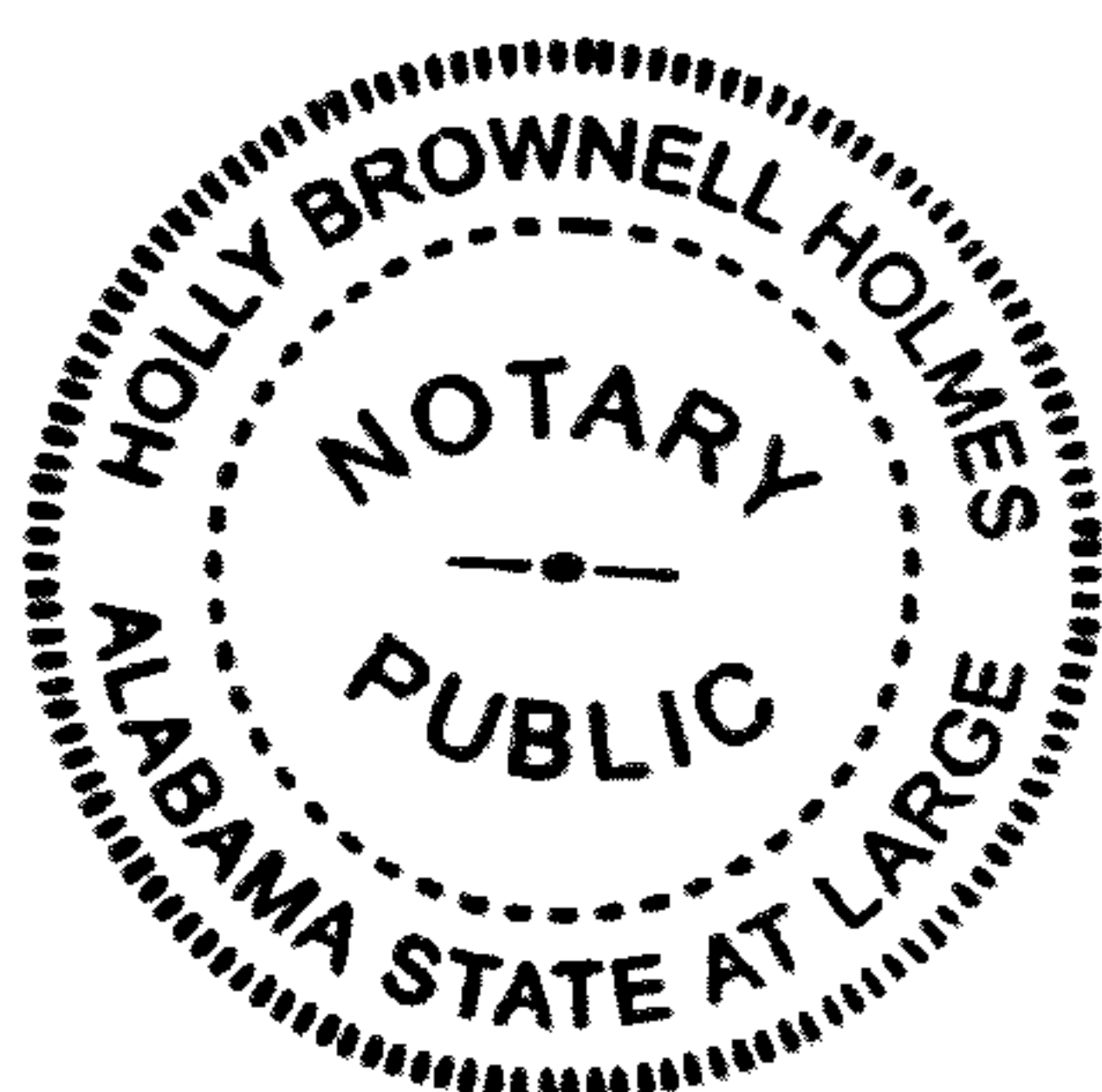
GRANTOR:

Arthur T. Pilgreen
ARTHUR T. PILGREEN

STATE OF ALABAMA)
 :
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, certify that **Arthur T. Pilgreen**, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed the contents of said document, he/she, executed the same voluntarily on the date below.

Subscribed and sworn to before me on this 4th day of August 2025.



Holly Brownell Holmes
 Notary Public
 My Commission Expires: _____ MY COMMISSION EXPIRES DECEMBER 27 2027

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

Grantor's Name Arthur T. Pilgreen
 Mailing Address P.O Box 446
Calera, Alabama 35040

Grantee's Name Calera Development II, LLC
 Mailing Address Post Office Box 530223
Birmingham, Alabama 35243

Property Address Property adjacent to
185 Sumner Circle
Calera, Alabama 35040

Date of Sale 8/4/25
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 70,700

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 property switch to clear 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

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 8/4/25

Print Arthur T. Pilgreen, Grantor

☒ Unattested

(verified by)

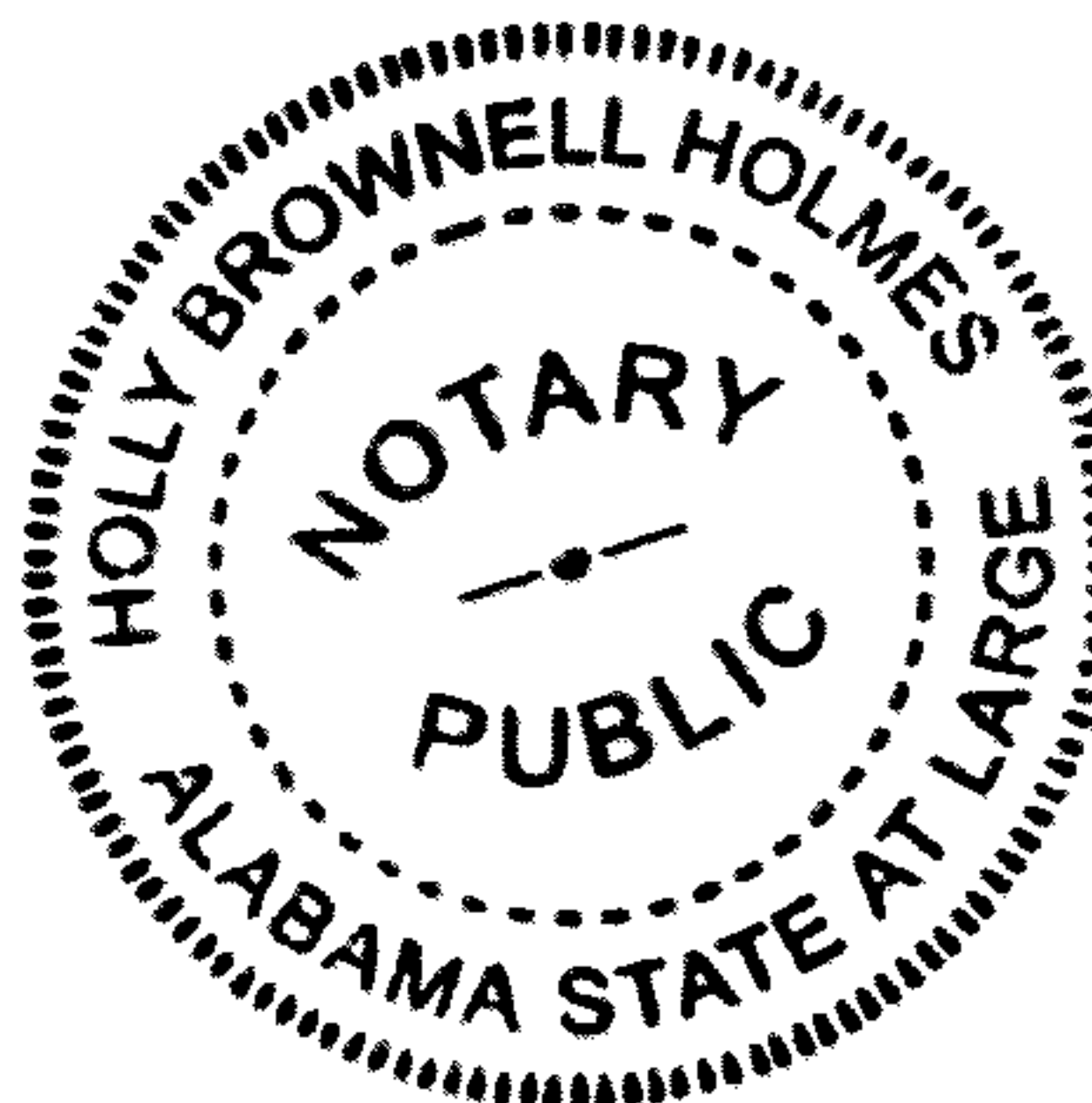
Sign Arthur T. Pilgreen
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Holly Brownell Holmes

MY COMMISSION EXPIRES DECEMBER 27 2027

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/06/2025 01:20:39 PM
 \$99.00 JOANN
 20250806000240220



Allie S. Boyd

