

This Instrument Prepared By and Return To:  
David M. Sigler  
Access Title & Closing Group, LLC  
100 Centerview Drive  
Chambers Bldg \* Ste. 111  
Vestavia Hills, AL 35216

Send Property Tax Notice To:  
Zaytouna Properties 1, LLC  
2900 Pelham Parkway  
Pelham AL 35124

**Quitclaim Deed**

**NO TITLE SEARCH WAS RELIED UPON IN THE PREPARATION OF THIS DEED. THE DRAFTER OF THIS DEED ACCEPTS NO LIABILITY AS TO THE STATUS OF TITLE.**

State of Alabama  
County of SHELBY

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 to **Hamid Samer**, (hereinafter Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Zaytouna Properties 1, LLC**, (hereinafter Grantee), any right, title, interest and claim in or to the following described real estate lying in **SHELBY** County, Alabama, to wit:

SEE EXHIBIT A ATTACHED HERETO

**Subject property is not the homestead of the Grantor.**

**TO HAVE AND TO HOLD** unto the said Grantee, his/her/their/its heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied.

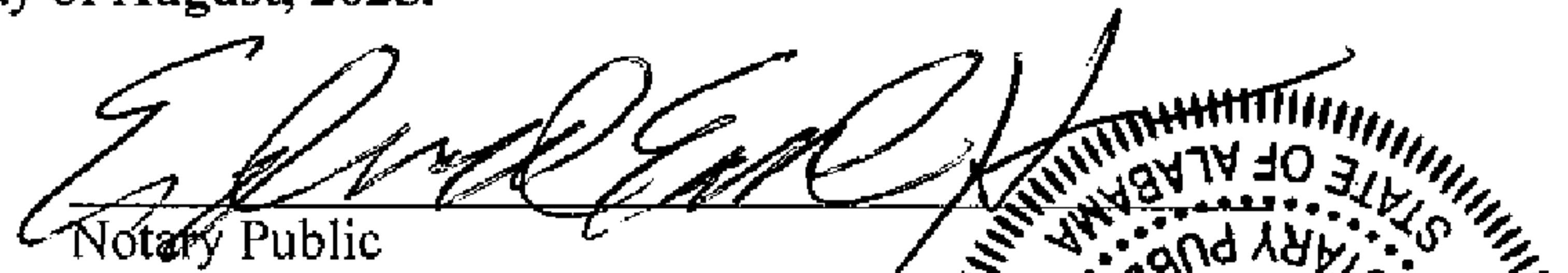
IN WITNESS WHEREOF, **Grantor** has caused these presents to be executed this 28th day of August, 2025.

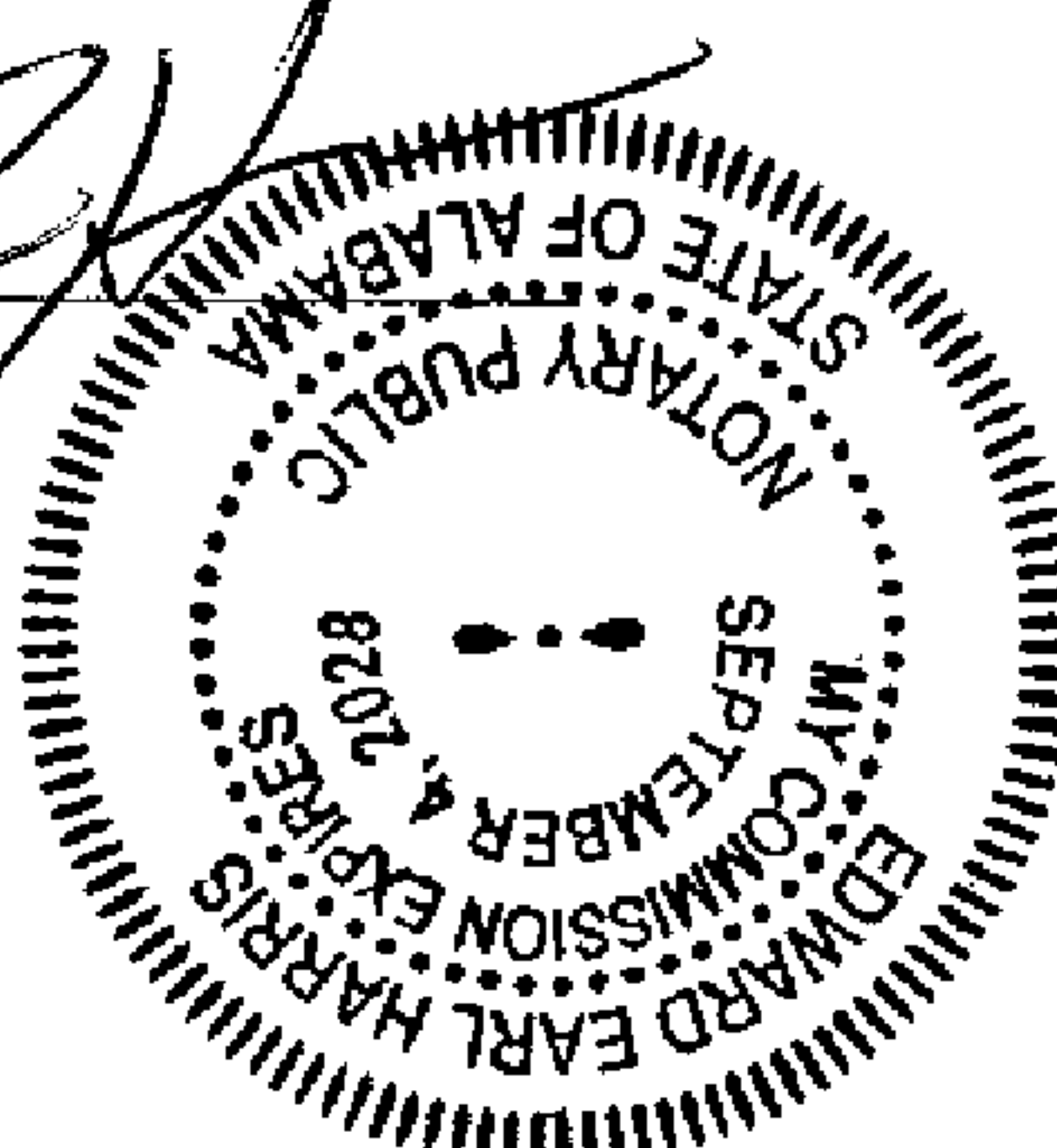
  
Hamid Samer

State of ALABAMA)  
County of JEFFERSON)

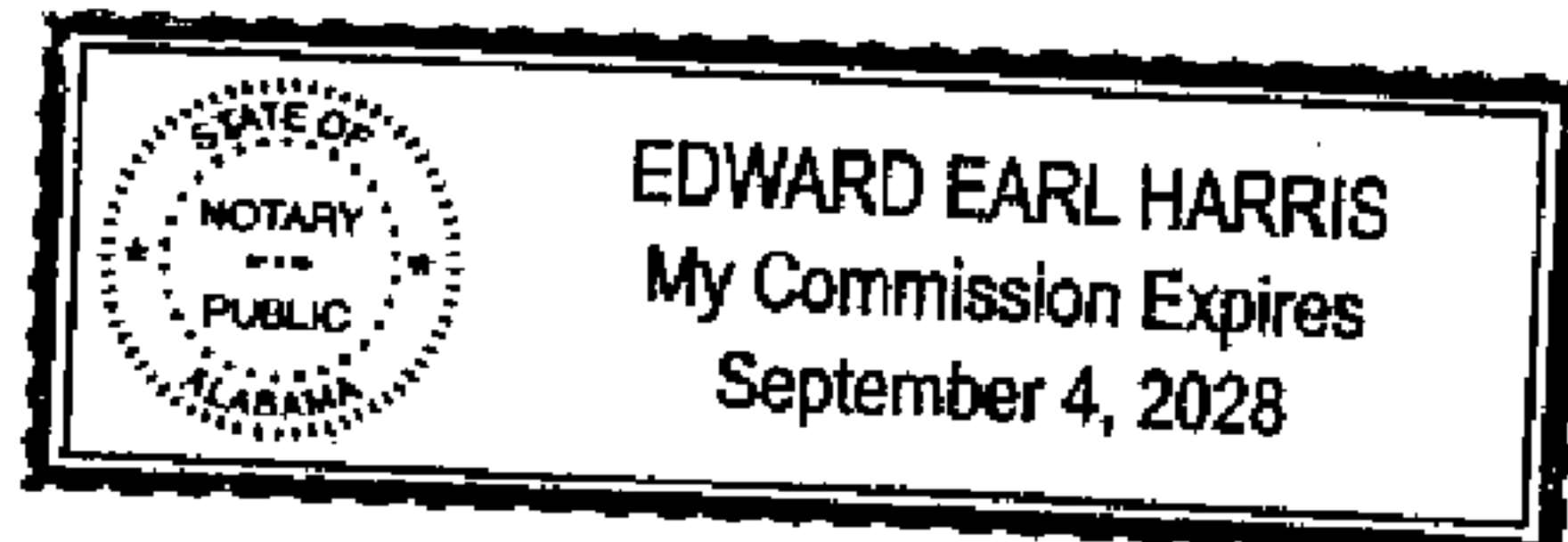
I, Edward E. Harris the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Hamid Samer** is signed to the foregoing conveyance, and who is known to me or produced satisfactory evidence of identification, acknowledged before on this day, that being informed of the contents of the conveyance he/she executed the same voluntarily.

Given under my hand and seal of office this 28 day of August, 2025.

  
Notary Public



My commission expires:



**EXHIBIT A**

From the Northwest corner of NE 1/4 of the NW 1/4, Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, as beginning point; run along the West 1/4 - 1/4 line South 00°21' East for 343.2 feet to a point on the Westerly right of way line of U.S. Highway No. 31; thence run along said highway right of way line North 26°22'43" East for 383.08 feet to a point on the North 1/4 - 1/4 line; thence run West along said 1/4 - 1/4 line for 172.3 feet back to beginning point, situated in Shelby County, Alabama.

ALSO:

A parcel of land situated in the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of Section 13, Township 20 South, Range 3 West; thence South 89°17'30" East along the North line of said 1/4 section, a distance of 1,266.63 feet to the Point of Beginning; thence continue Easterly along said line, a distance of 72.90 feet; thence South 00°11'48" West, a distance of 218.06 feet; thence North 53°45'50" West, a distance of 168.91 feet; thence North 28°17'04" East a distance of 135.26 feet to the Point of Beginning. aka 2900 Pelham Parkway, Pelham, AL 35124

Commonly known as 2900 Pelham Parkway Pelham, AL 35124

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Hamid Samer

Mailing Address: 2900 Pelham Parkway  
Pelham AL 35124

Grantee's Name: Zaytouna Properties 1, LLC

Mailing Address: 2900 Pelham Parkway  
Pelham AL 35124

Property Address: 2900 Pelham Parkway  
Pelham, AL 35124

Date of Sale: 8-28-25

Total Purchase Price: \$

Or

Actual Value

Or

Assessor's Market Value 290,100.00

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  
 Sales Contract  
 Closing Statement

Appraisal  
 Other  
Tax Appraiser's Value

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 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 is 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: 8-28-25

Unattested

Verified by:

Print: Access Title & Closing Group, LLC

Sign: [Signature]  
(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/18/2025 12:52:49 PM  
\$230.50 PAYGE  
20250918000287130

Alli S. Bevil