

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 2, 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 and Adam Zeytoony**, (hereinafter Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Zaytouna Properties 2, LLC**, (hereinafter Grantee), any right, title, interest and claim in or to the following described real estate lying in **SHELBY** County, Alabama, to wit:

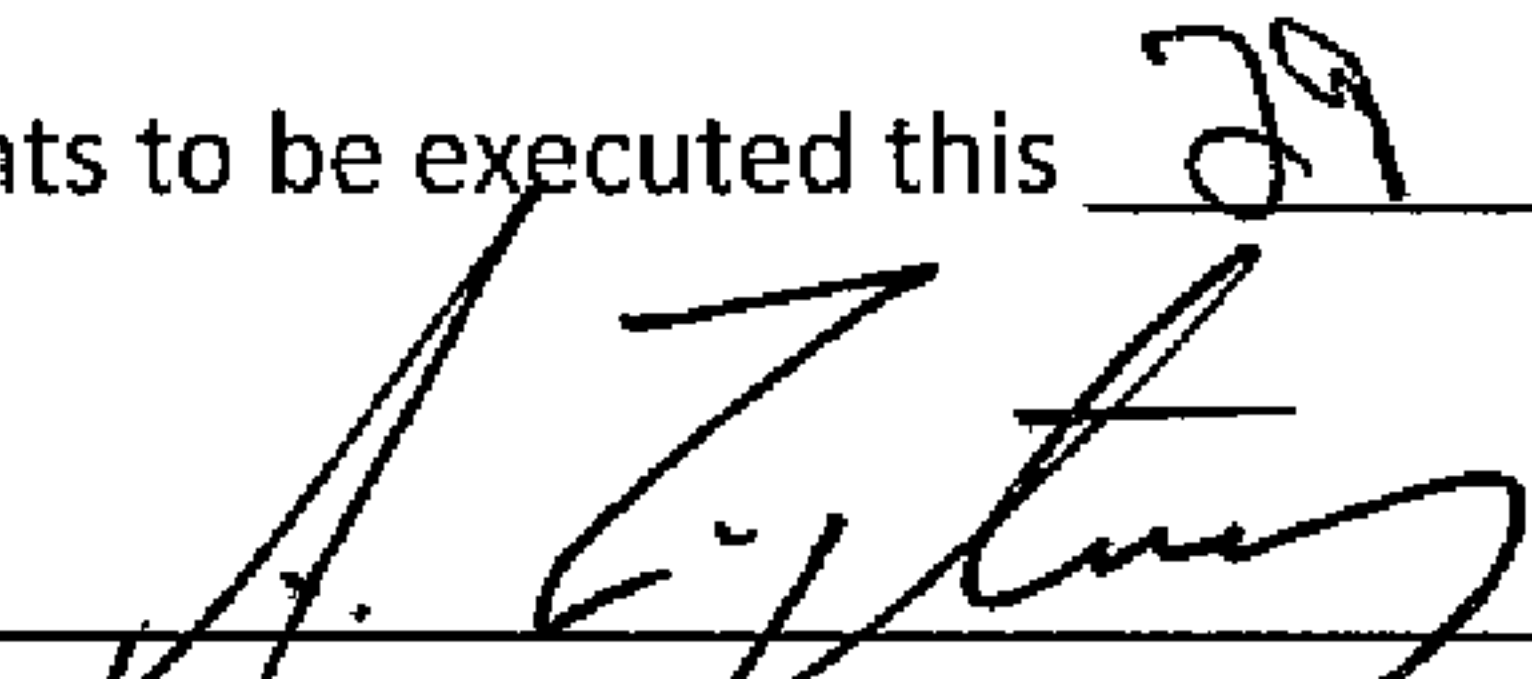
SEE EXHIBIT A ATTACHED HERETO


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 29 day of August, 2025.



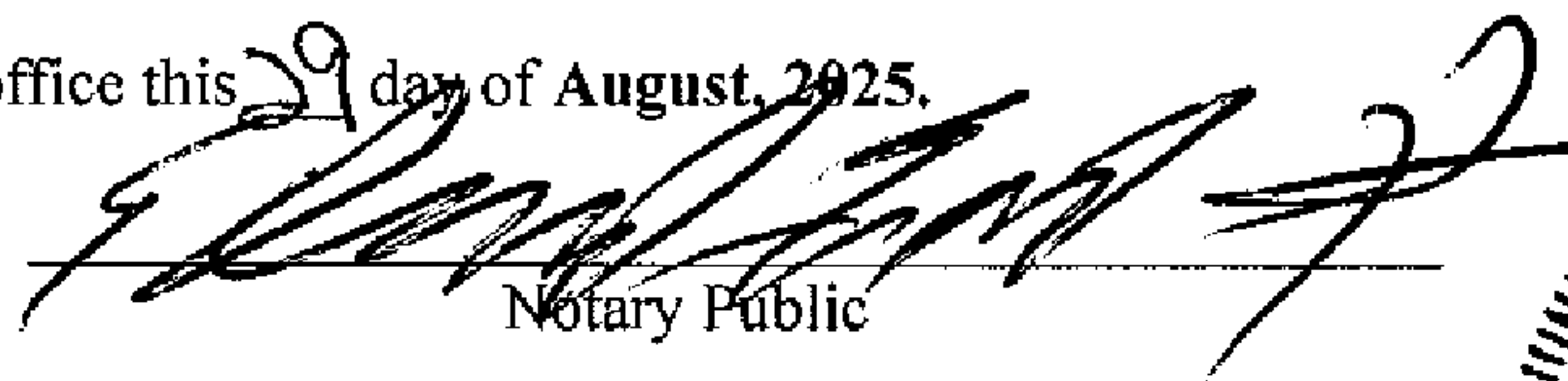
Adam Zeytoony


Hamid Samer

State of ALABAMA)
County of JEFFERSON)

I, Edward Earl Harris the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Hamid Samer and Adam Zeytoony** are 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 29 day of August, 2025.



Notary Public

My commission expires:

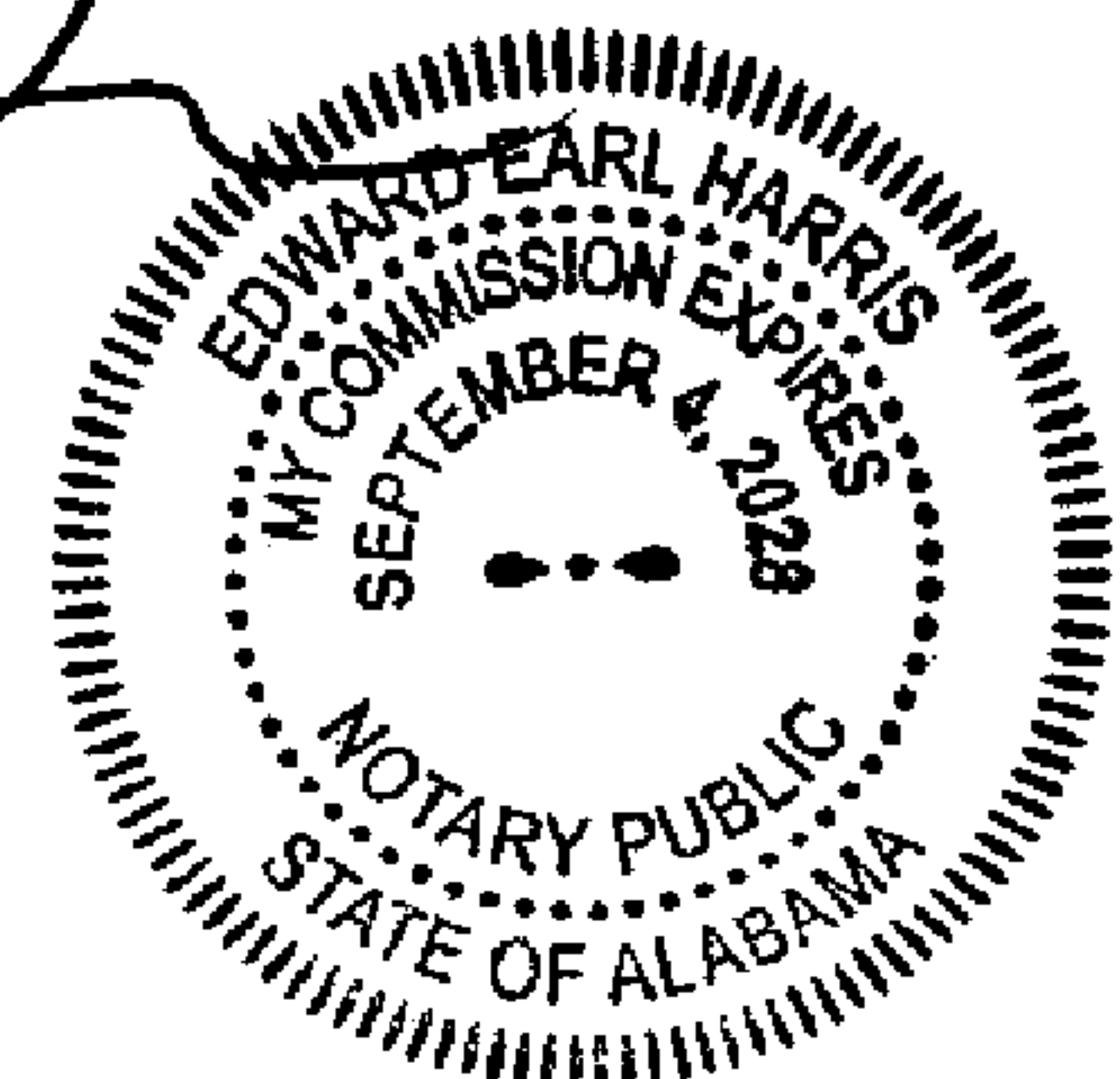
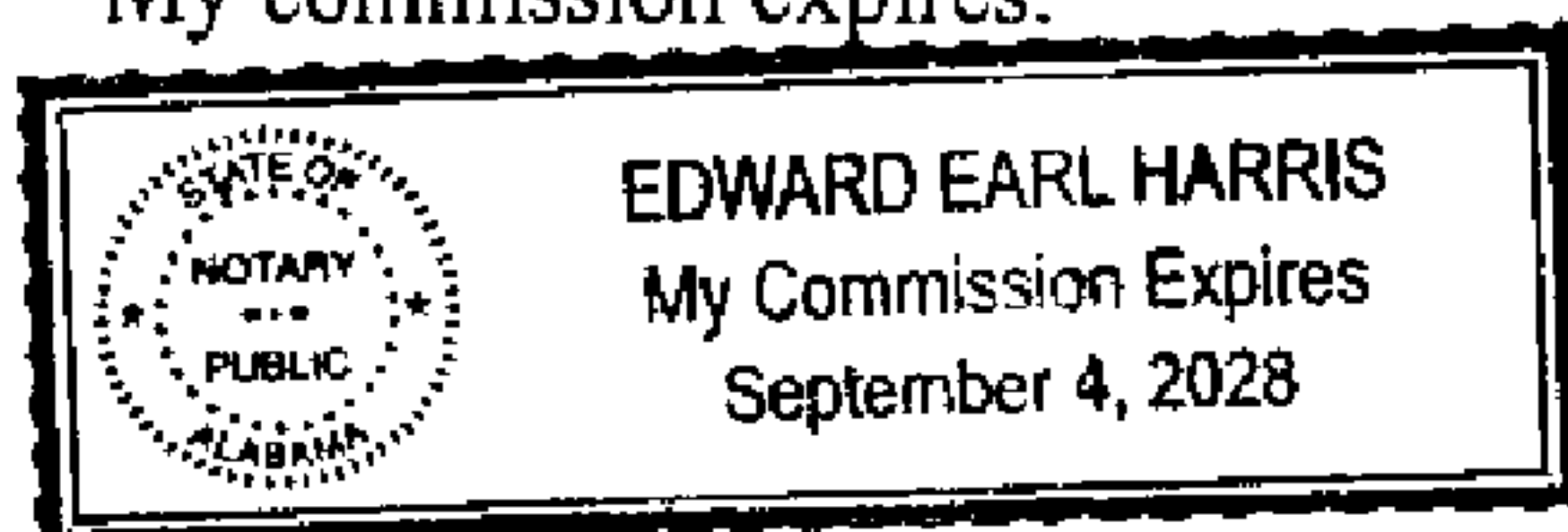


EXHIBIT A

Lot 42-A, according to a Resurvey of Lots 38, 39, 40, 41, 42 and 43 and Recreational Area of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 24, in the Probate Office of Shelby County, Alabama.

Commonly known as 1925 Mountain Laurel Lane Birmingham, AL 35244

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 AND Adam Zeytoony
Mailing Address: 2900 Pelham Parkway
Pelham AL 35124

Grantee's Name: Zaytouna Properties 2, LLC
Mailing Address: 2900 Pelham Parkway
Pelham AL 35124

Property Address: 1925 Mountain Laurel Ln
Birmingham, AL 35244

Date of Sale: 8-29-25
Total Purchase Price: \$
Or
Actual Value
Or
Assessor's Market Value 236,700.00

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
XX 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: 8-29-25

Print: Access Title & Closing Group, LLC

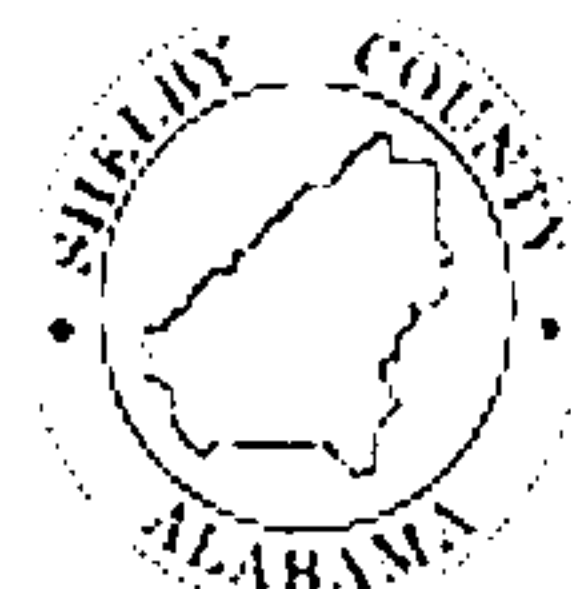
Unattested

Sign: [Signature]

Verified by:

(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 12:54:18 PM
\$265.00 PAYGE
20250918000287140

Allen S. Boyd