



20250922000289990 1/5 \$906.50
Shelby Cnty Judge of Probate, AL
09/22/2025 09:21:12 AM FILED/CERT

Send tax notice to:
Montevallo Hotel Group, LLC
980 American Drive
Neenah, WI 54956

This instrument prepared by:
William R. Justice
P.O. Box 587
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficiency of which are hereby acknowledged, the **CITY OF MONTEVALLO**, an Alabama municipal corporation (hereinafter referred to as the "Grantor"), does hereby remise, release, and quit claim to **MONTEVALLO HOTEL GROUP, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), all of Grantor's rights, title and interests in and to that certain tract or parcel of land lying in Shelby County, State of Alabama, and more particularly described on Exhibit I attached hereto and incorporated herein by reference, together. Such property is herein referred to as the "Property". The remise, release, and quit claim of the Property made hereby is subject to the following conditions, restriction and rights, which are hereby declared to be covenants running with the land and binding upon Grantee and all future owners and holders of the Property:

For a period of fifty (50) years from the date hereof, the Property may be used only as a site for a hotel containing at least 54 overnight rooms and items complimentary and ancillary thereto, unless otherwise waived in writing by the Grantor.

The value of the real property conveyed is \$872,370.00 according to the records of the Shelby County Property Tax Commissioner.

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

Subject to easements, restrictions, matters and rights of way thereon, which are incorporated herein by reference.

Shelby County, AL 09/22/2025
State of Alabama
Deed Tax: \$872.50



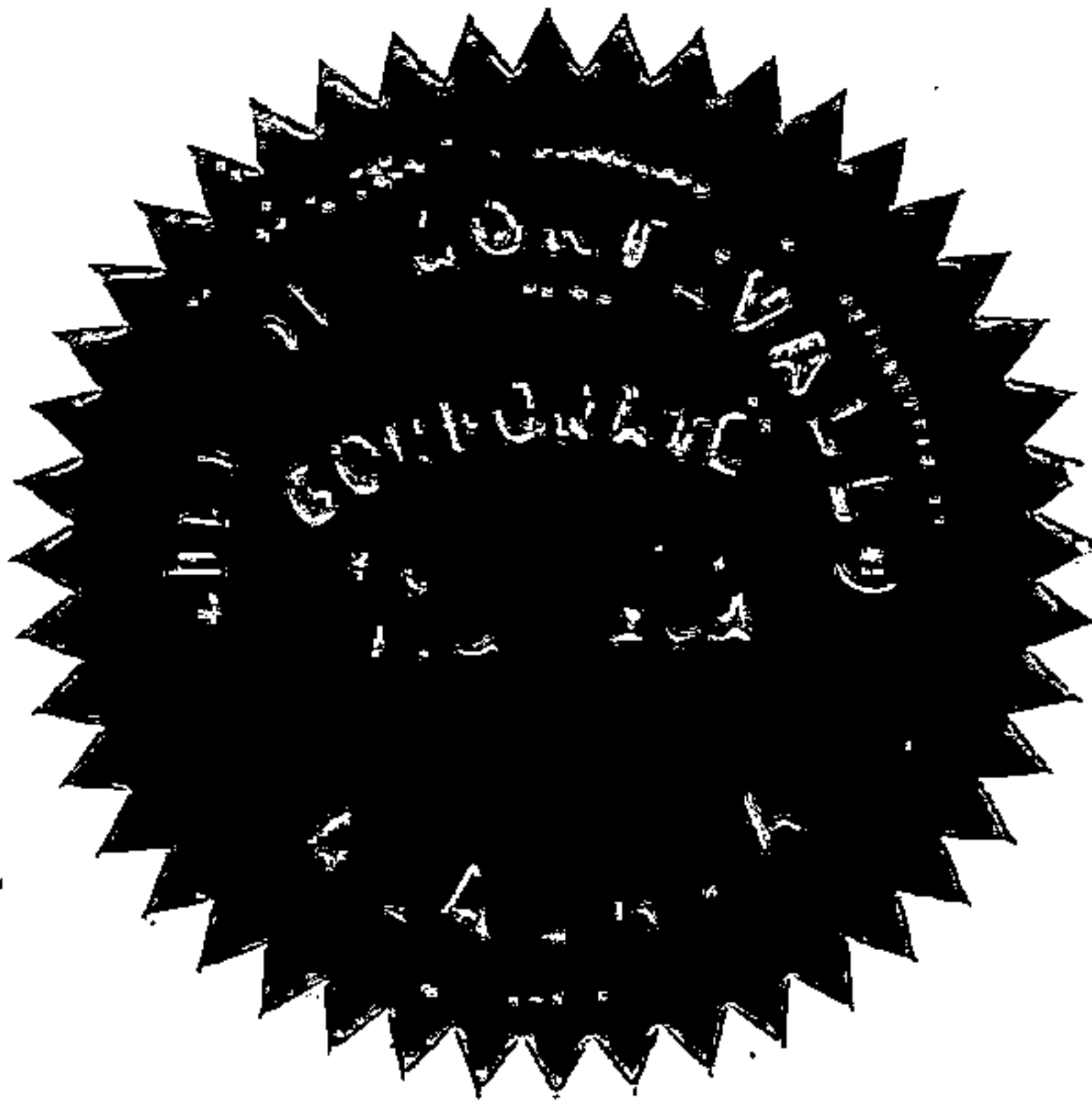
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IN WITNESS WHEREOF, the undersigned has caused this conveyance to be
executed on this 18 day of September, 2025.

Address of Grantor:
541 Main Street
Montevallo, Alabama 35115

Address of Grantee:
980 American Drive
Neenah, WI 54956

Property Address: 545 &
555 Main Street
Montevallo, Alabama 35115



GRANTOR:

CITY OF MONTEVALLO, an Alabama
municipal corporation

By: Rusty Nix

Name: Rusty Nix

Its: Mayor

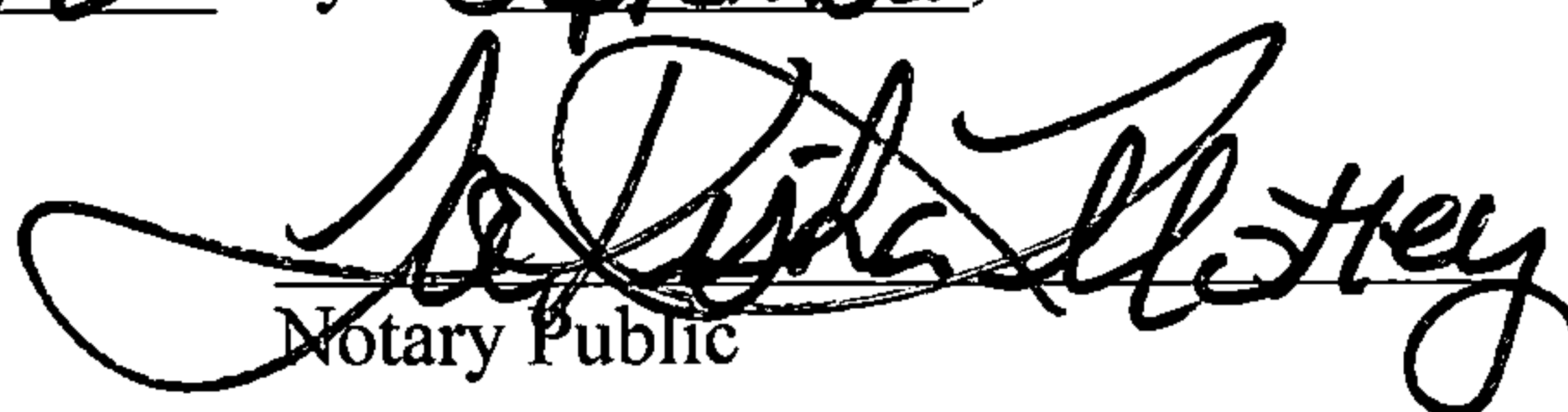


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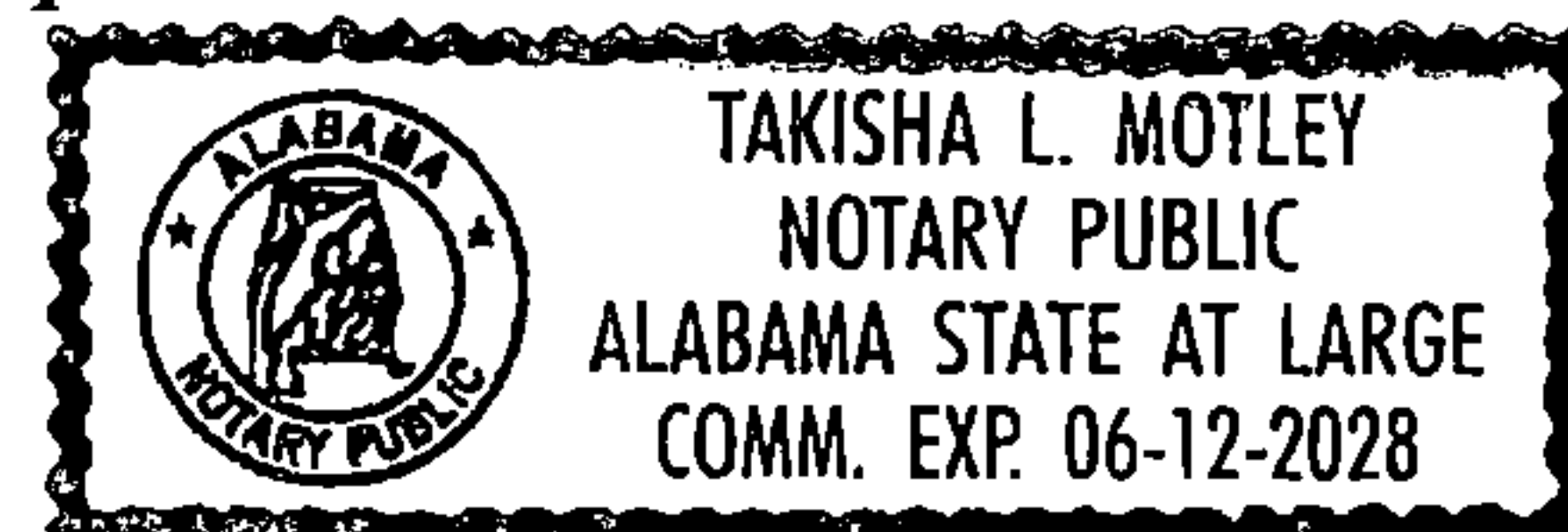
STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for Shelby County in the State of Alabama, hereby certify that Rusty Nix, whose name as Mayor of the City of Montevallo, an Alabama municipal corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal this 18 day of September, 2025.


Notary Public

My commission expires:





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Exhibit I
Legal Description

A portion of Lots 15, 16 and 17, according to the Original Plan of Montevallo, in the Southwest 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGINNING at the intersection of the western right of way line of Shelby Street and the southern right of way line of Valley Street, said point also being the northern most point of said Lot 17, thence along said southern right of way of said Shelby Street (60' right of way) South $38^{\circ} 07' 49''$ East for a distance of 300.08 feet to the northern right of way of Alabama State Highway No 119 (AKA Broad Street, AKA Main Street)(80' right of way); thence leaving Shelby Street, along State Highway South $51^{\circ} 35' 18''$ West for a distance of 96.00 feet; thence continue along said right of way South $51^{\circ} 31' 45''$ West for a distance of 72.00 feet to the northeastern right of way of Moreland Drive (30' right of way); thence leaving said State Highway 119, along said Moreland Drive North $39^{\circ} 27' 35''$ West for a distance of 300.65 feet to the southern right of way line of Valley Street (60' right of way); thence leaving said Moreland Drive, along said Valley Street right of way North $51^{\circ} 44' 11''$ East for a distance of 174.97 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel Containing 1.182 Acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

City of Montevallo
541 MAIN ST.
Montevallo AL
35115

Grantee's Name
Mailing Address

Montevallo Hotel
GROUP LLC
980 American Drive
NEENAH, WI 54956

Property Address

555 MAIN ST.
Montevallo, AL
35115

Date of Sale

9/18/25

Total Purchase Price \$

\$ 10.00

or

Actual Value \$

or

Assessor's Market Value \$

872,370.00



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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 DEED

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 9/19/25

Print STEVE GILBERT

Unattested

Sign

(Grantor/Grantee/Owner/Agent) Circle one

(verified by)

Karen B. Evans