

State of Alabama)
County of Shelby)



20251229000396110 1/7 \$2043.50
Shelby Cnty Judge of Probate, AL
12/29/2025 02:54:59 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Ruth McFarland
WINTER MCFARLAND, LLC
4901 Rice Mine Road NE
Tuscaloosa, Alabama 35406
205-650-1400

SEND TAX NOTICE TO:

Case, LLC
Attn: Kermit Stephens, Jr.,
P.O. Box 130
Brierfield, Alabama 35035

PREPARED WITHOUT BENEFIT OF
A TITLE EXAMINATION, SURVEY OR
ON-SITE INSPECTION

SOURCE OF TITLE: Instrument # 20190925000349850
 Instrument # 20161227000468500
 Instrument # 20211223000605790
 Instrument # 20011016000448661
 Instrument # 20251126000363740

QUITCLAIM DEED

WHEREAS, KKW Land & Timber, LLC, an Alabama limited liability company formed on June 28, 2001 ("KKW"), is the current record titleholder, pursuant to that deed recorded in the Shelby County Probate Office, of the following described real estate situated in Shelby County, Alabama, as more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference (the "**Property**"); and

WHEREAS, the members and managers of KKW and the members and managers of Case, LLC, an Alabama limited liability company ("**Case**"), executed that certain "*Plan of Merger Between KKW Land & Timber, L.L.C. and Case, LLC*" (the "**Plan of Merger**"), with an Effective Time of December 31, 2024; and

WHEREAS, in accordance with the Plan of Merger, KKW merged into Case on December 31, 2024, via the filing of that certain Certificate of Merger with the Alabama Secretary of State on December 30, 2024; and

WHEREAS, pursuant to the Plan of Merger and the Certificate of Merger, Case, as the surviving entity, became vested with all property, real, personal and mixed, of KKW, including but not limited to the Property;

NOW THEREFORE, Kermit Stephens, Jr., Kenneth Stephens, and Walter Stephens, as the managers of Case, LLC, hereby execute this quitclaim deed; and

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and

Shelby County, AL 12/29/2025
State of Alabama
Deed Tax: \$2002.50



20251229000396110 2/7 \$2043.50
Shelby Cnty Judge of Probate, AL
12/29/2025 02:54:59 PM FILED/CERT

No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Kermit Stephens, Jr., Kenneth Stephens, and Walter Stephens, as the Managers of Case, LLC**, an Alabama limited liability company ("**Grantor**"), do hereby grant, convey and quitclaim unto **Stephens 5, LLC; JIL Properties, LLC; and MK Estates, LLC** ("**Grantees**"), all of the Grantor's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, as more particularly described on **Exhibit "A"**, which is attached hereto and incorporated herein by reference (the "**Property**").

The Grantees are acquiring the subject Property and the conveyance is hereby made to the Grantees as follows:

Stephens 5, LLC	undivided 1/3 interest
JIL Properties, LLC	undivided 1/3 interest
MK Estates, LLC	undivided 1/3 interest

The Property is conveyed subject to all restrictions, easements, covenants, reservations, rights of way, severances, liens, encumbrances, and any other matters of record affecting the above-described Property as of the date hereof.

The said Property hereby conveyed is not the homestead of the said Grantor.

TO HAVE AND TO HOLD, the said Property unto the said Grantees, its successors and assigns forever.

[SIGNATURE PAGE TO FOLLOW]

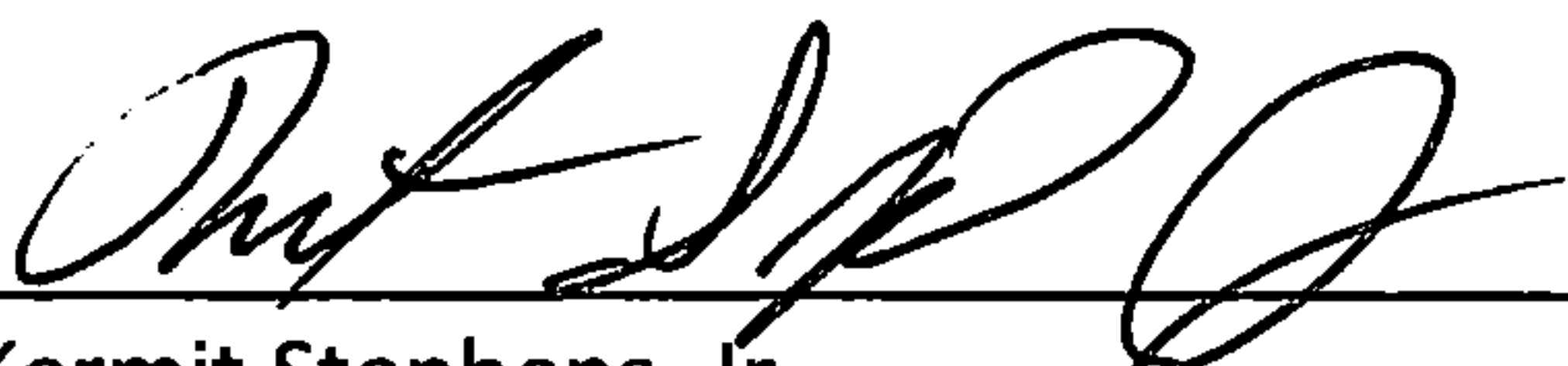


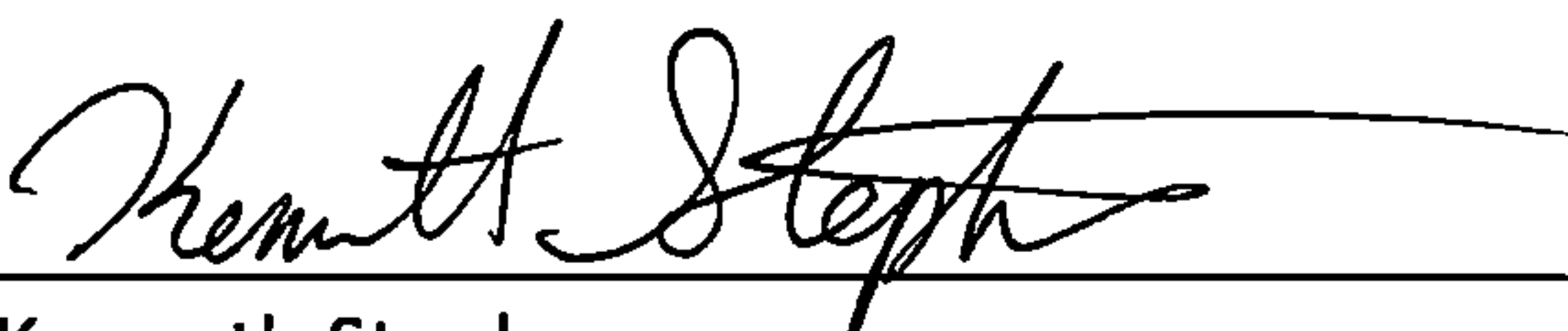
20251229000396110 3/7 \$2043.50
Shelby Cnty Judge of Probate, AL
12/29/2025 02:54:59 PM FILED/CERT


IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, has hereunto set his signature and seal this 29th day of December, 2025.

GRANTOR:

CASE, LLC, an Alabama limited liability company

By: 
Kermit Stephens, Jr.
Its: Manager

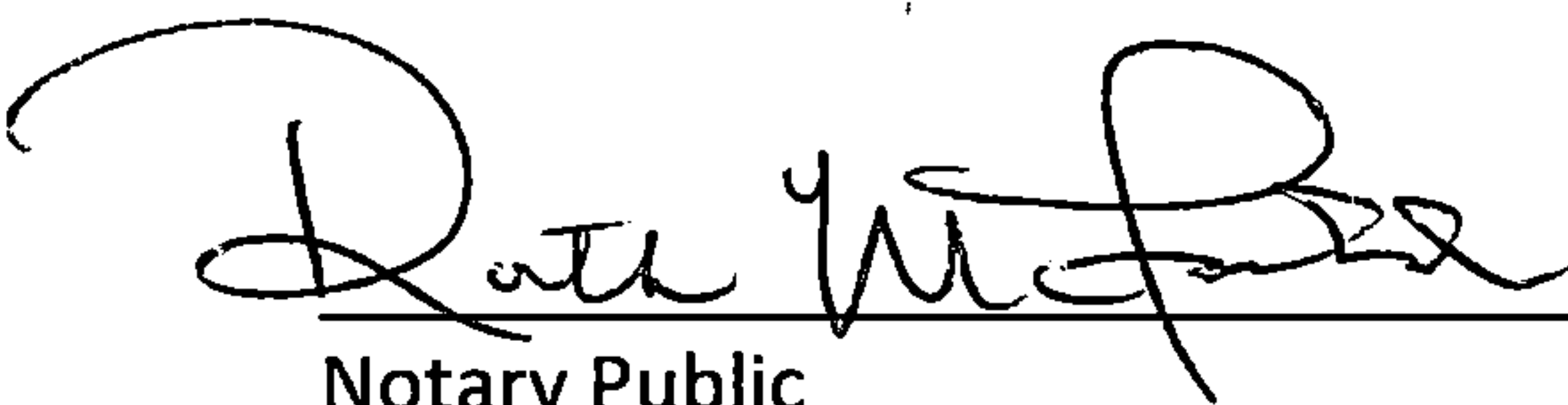
By: 
Kenneth Stephens
Its: Manager

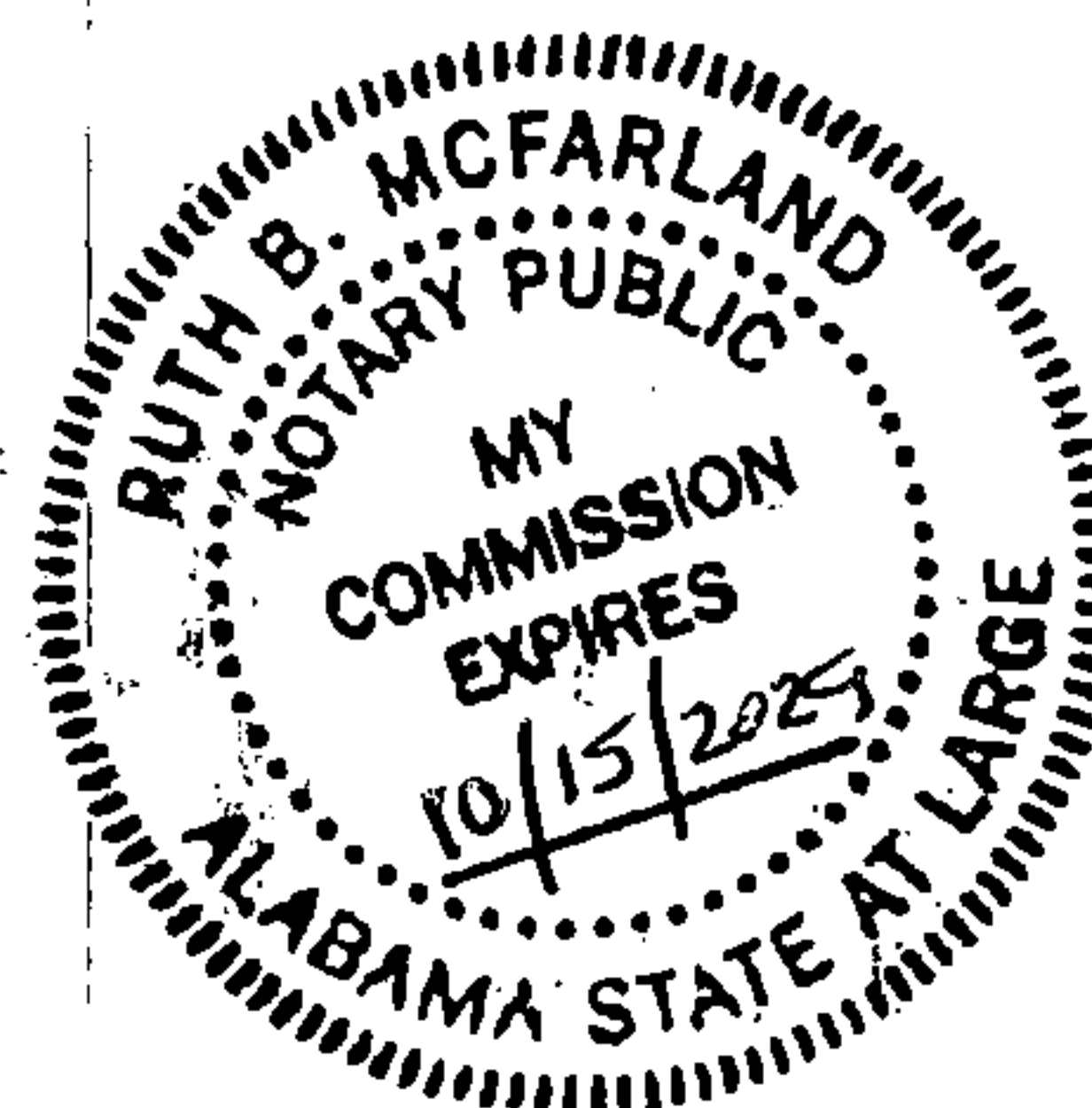
By: 
Walter Stephens
Its: Manager

STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that KERMIT STEPHENS, JR., whose name as a Manager of CASE, LLC, an Alabama Limited Liability Company, 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 the foregoing, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2025.


Notary Public
My commission expires: 10/15/2029





20251229000396110 4/7 \$2043.50
Shelby Cnty Judge of Probate, AL
12/29/2025 02:54:59 PM FILED/CERT

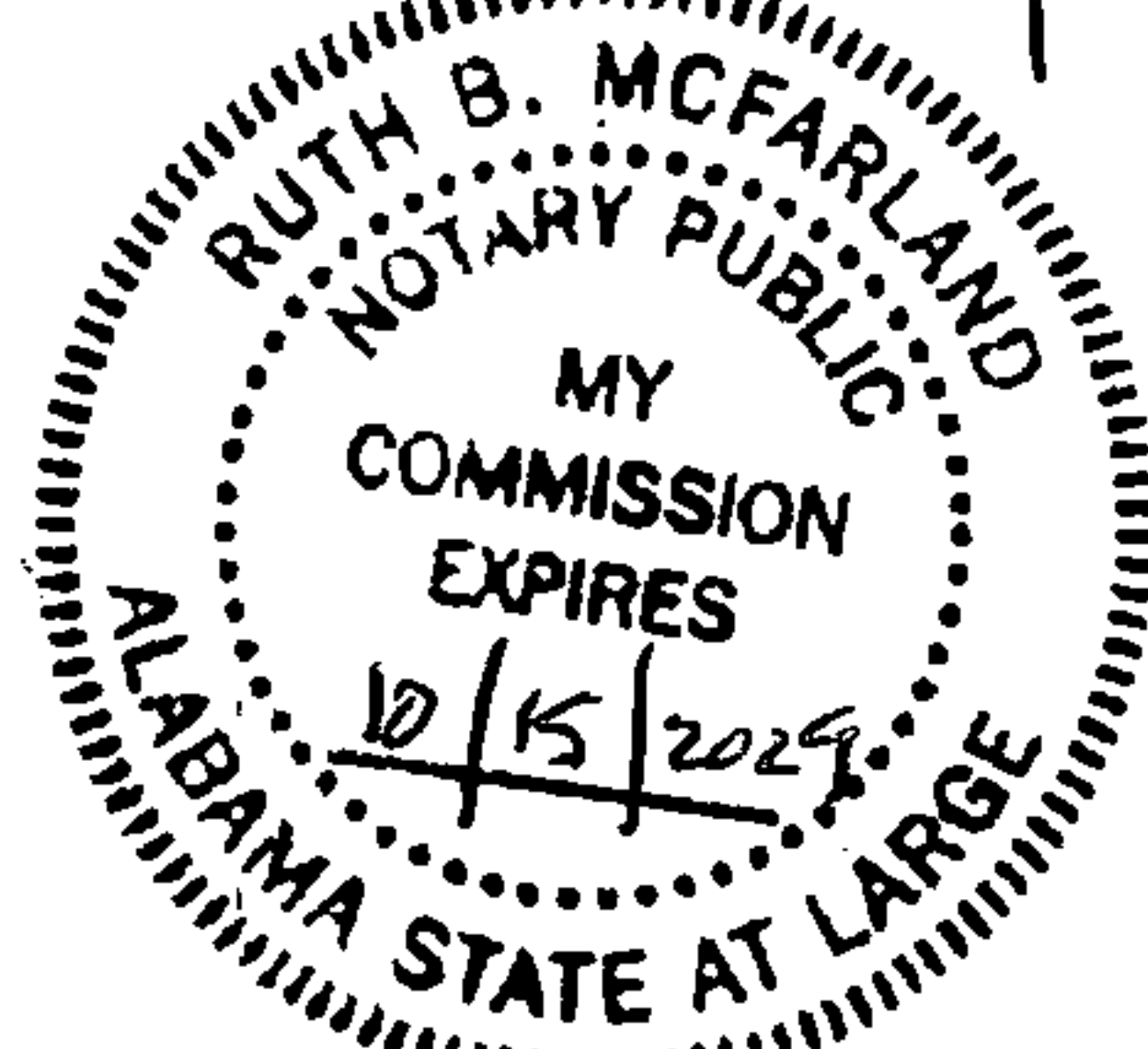
STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that KENNETH STEPHENS, whose name as a Manager of CASE, LLC, an Alabama Limited Liability Company, 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 the foregoing, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2025.

Notary Public

My commission expires: 10/15/2029



STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that WALTER STEPHENS, whose name as a Manager of CASE, LLC, an Alabama Limited Liability Company, 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 the foregoing, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2025.

Notary Public

My commission expires: 10/15/2029

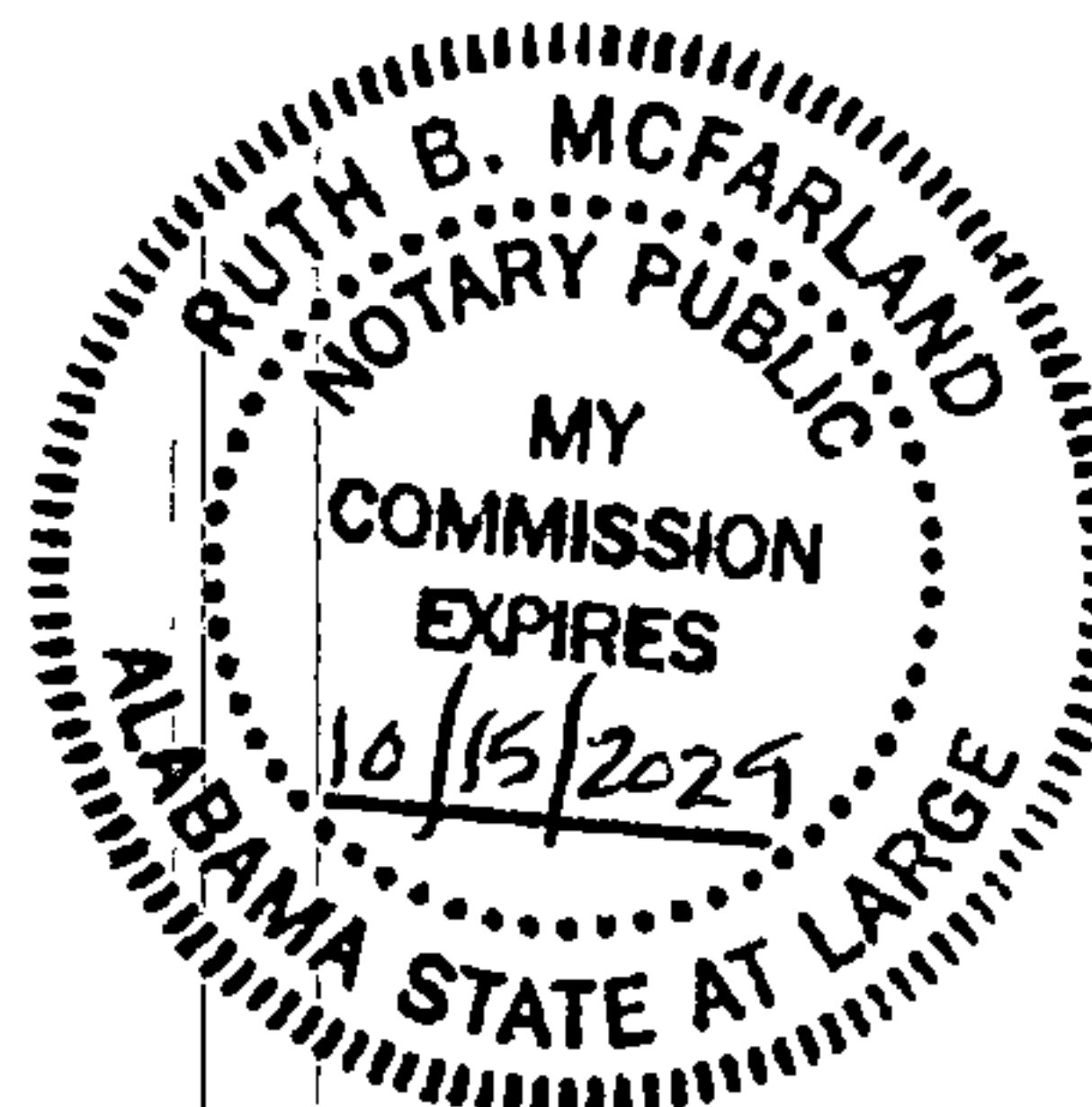


EXHIBIT A
Legal Description



20251229000396110 5/7 \$2043.50
Shelby Cnty Judge of Probate, AL
12/29/2025 02:54:59 PM FILED/CERT

Shelby County Parcel ID #: 34-3-07-0-000-002.000

E 1/2 of NW 1/4 of Section 7, Township 24 North, Range 14 East lying in Shelby County, Alabama

SOURCE OF TITLE: Instrument # 20190925000349850

Shelby County Parcel ID #: 35-1-12-0-000-012.000

The North One-Half of the Southeast Quarter (N 1/2 of SE 1/4), Section 12, Township 24 North, Range 13 East, Shelby County, Alabama.

Shelby County Parcel ID #: 35-1-12-0-000-002.000

The East One-Half of the Northwest Quarter (E 1/2 of NW 1/4), Section 12, Township 24 North, Range 13 East, Shelby County, Alabama. LESS AND EXCEPT that part lying within State Highway right of way as condemned on November 5, 1958, as shown by Probate Minutes 21, Page 1, in the Probate Office of Shelby County, Alabama.

Shelby County Parcel ID #: 34-3-07-0-000-007.000

The Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4); and the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4), Section 7, Township 24 North, Range 14 East, Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 20161227000468500

Shelby County Parcel ID #: 34-3-08-0-000-001.000

East Half of the NE 1/4, of Section 8, Township 24 North, Range 14 E, Shelby County, Alabama

Shelby County Parcel ID #: 34-3-08-0-000-005.000

NW 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 14 E, Shelby County, Alabama

Shelby County Parcel ID #: 34-3-08-0-000-006.000

E 1/2 of SE 1/4, and the SW 1/4 of SE 1/4 of Section 8, Township 24 North, Range 14 East, Shelby County, Alabama

SOURCE OF TITLE: Instrument # 20211223000605790



20251229000396110 6/7 \$2043.50
Shelby Cnty Judge of Probate, AL
12/29/2025 02:54:59 PM FILED/CERT

Shelby County Parcel ID #: 35-3-08-0-001-013.002

The South 280 feet of the North 490 feet of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; and all that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying East of the present County Road, Section 8, Township 24 North, Range 13 East, in Shelby County, Alabama. LESS AND EXCEPT the property described in Deed Book 330, Page 18, being property sold to Algie Compton.

This conveyance is hereby made subject to all easements, restrictions, mortgages and rights of way of record in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 20011016000448661

Shelby County Parcel ID #: 34-3-08-0-000-002.000

The Southwest Quarter of the Northeast Quarter of Section 8, Township 24 North, Range 14 East, Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 20251126000363740

Real Estate Sales Validation Form

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

Grantor's Name Case, LLC
Mailing Address P.O. Box 130
Brierfield, AL 35035

* Grantee's Name MK Estates, LLC
* Mailing Address 12660 Montevallo Road
Brierfield, AL 35035

Property Address Parcel #s: 34-3-07-0-000-002.000;
35-1-12-0-000-012.000; 35-1-12-0--
000-002.000; 34-3-07-0-000-007.000;
34-3-08-0-000-001.000; 34-3-08-0-
000-005.000; 34-3-08-0-000-006.000;
35-3-08-0-001-013.002;
34-3-08-0-000-002.000

Date of Sale 12/29/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 2,002,090.000 (Appraised & Assessor's Market Value)

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 Assessor'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 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 12/29/25

Unattested Ruth McFarrell
(verified by)

Print Kermit Stephens, Jr.

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

Form RT-1

* Grantee, Cont'd: JTL Properties LLC
637 Lakewood Cove
Brierfield, AL 35035



20251229000396110 7/7 \$2043.50
Shelby Cnty Judge of Probate, AL
12/29/2025 02:54:59 PM FILED/CERT