



20251229000396120 1/6 \$1992.50  
Shelby Cnty Judge of Probate, AL  
12/29/2025 02:55:00 PM FILED/CERT

State of Alabama     )  
County of Shelby    )

**THIS INSTRUMENT PREPARED BY:**

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

**SEND TAX NOTICE TO:**

Brierfield Land & Timber, Inc.  
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 # 20151216000428800**

**Instrument # 20030109000018370**

**Instrument # 19890601000146880**

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Kermit Stephens, Jr., Kenneth Stephens, and Walter Stephens, as the Directors of Brierfield Land & Timber, Inc.**, an Alabama corporation ("**Grantor**"), do hereby grant, convey and quitclaim unto **Stephens 5 II, LLC**, an Alabama limited liability company; **JJL Properties II, LLC**, an Alabama limited liability company; and **MK Estates II, LLC**, an Alabama limited liability company ("**Grantees**"), as joint tenants in common, 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 each of the Grantees as follows:

Stephens 5 II, LLC	undivided 1/3 interest
JJL Properties II, LLC	undivided 1/3 interest
MK Estates II, 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.

Shelby County, AL 12/29/2025  
State of Alabama  
Deed Tax: \$1952.50



20251229000396120 2/6 \$1992.50  
Shelby Cnty Judge of Probate, AL  
12/29/2025 02:55:00 PM FILED/CERT

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

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

**GRANTOR:**

**Brierfield Land & Timber, Inc., an Alabama corporation**

By: [Signature]  
Kermit Stephens, Jr.

Its: Director

By: [Signature]  
Kenneth Stephens

Its: Director

By: [Signature]  
Walter Stephens

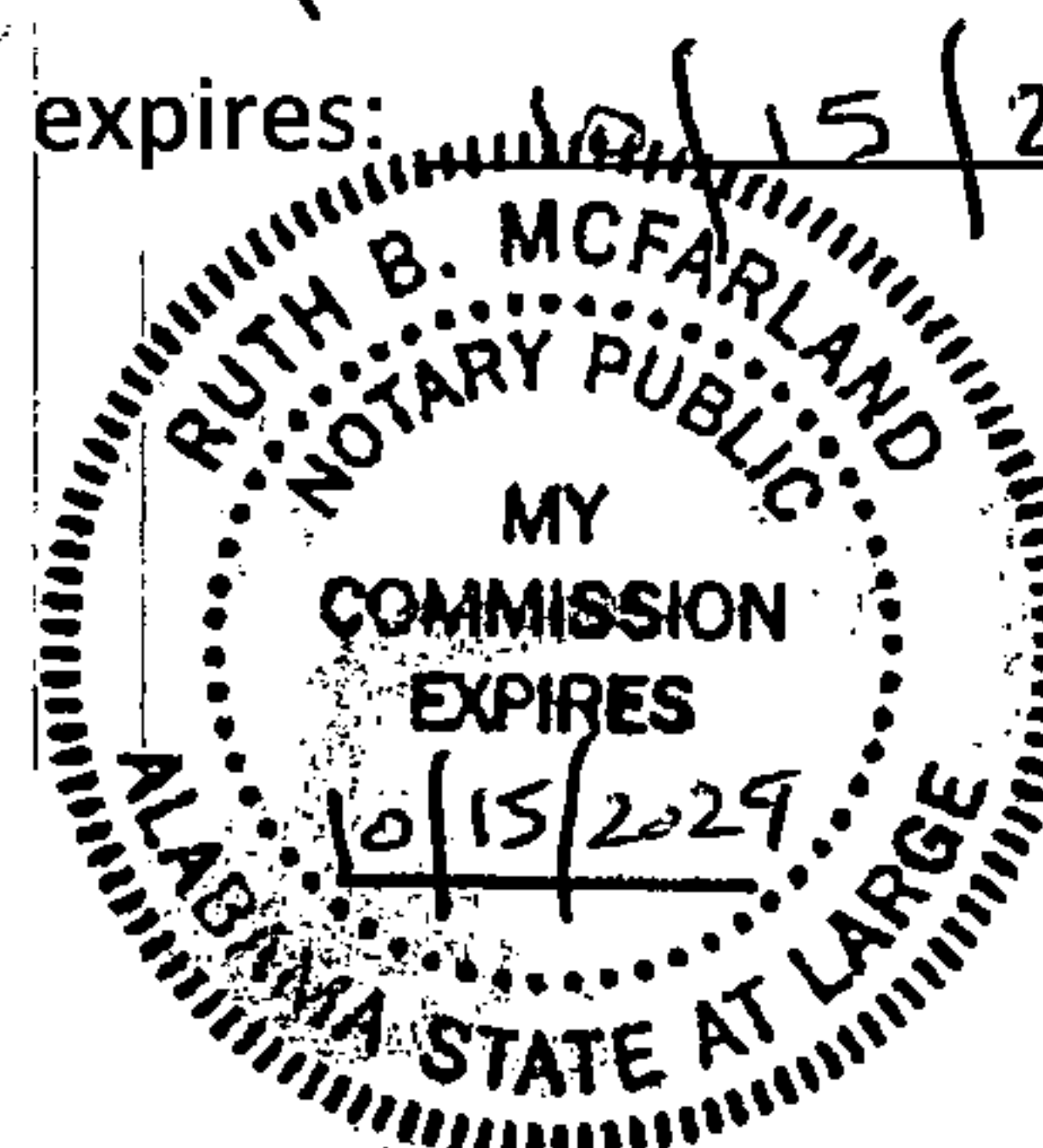
Its: Director

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 Director of BRIERFIELD LAND & TIMBER, INC., an Alabama Corporation, 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 director and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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

[Signature]  
Notary Public  
My commission expires: 10/15/2029





20251229000396120 3/6 \$1992.50  
Shelby Cnty Judge of Probate, AL  
12/29/2025 02:55:00 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 Director of BRIERFIELD LAND & TIMBER, INC., an Alabama Corporation, 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 director and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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

Notary Public

My commission expires: 10/15/2029

STATE OF ALABAMA )

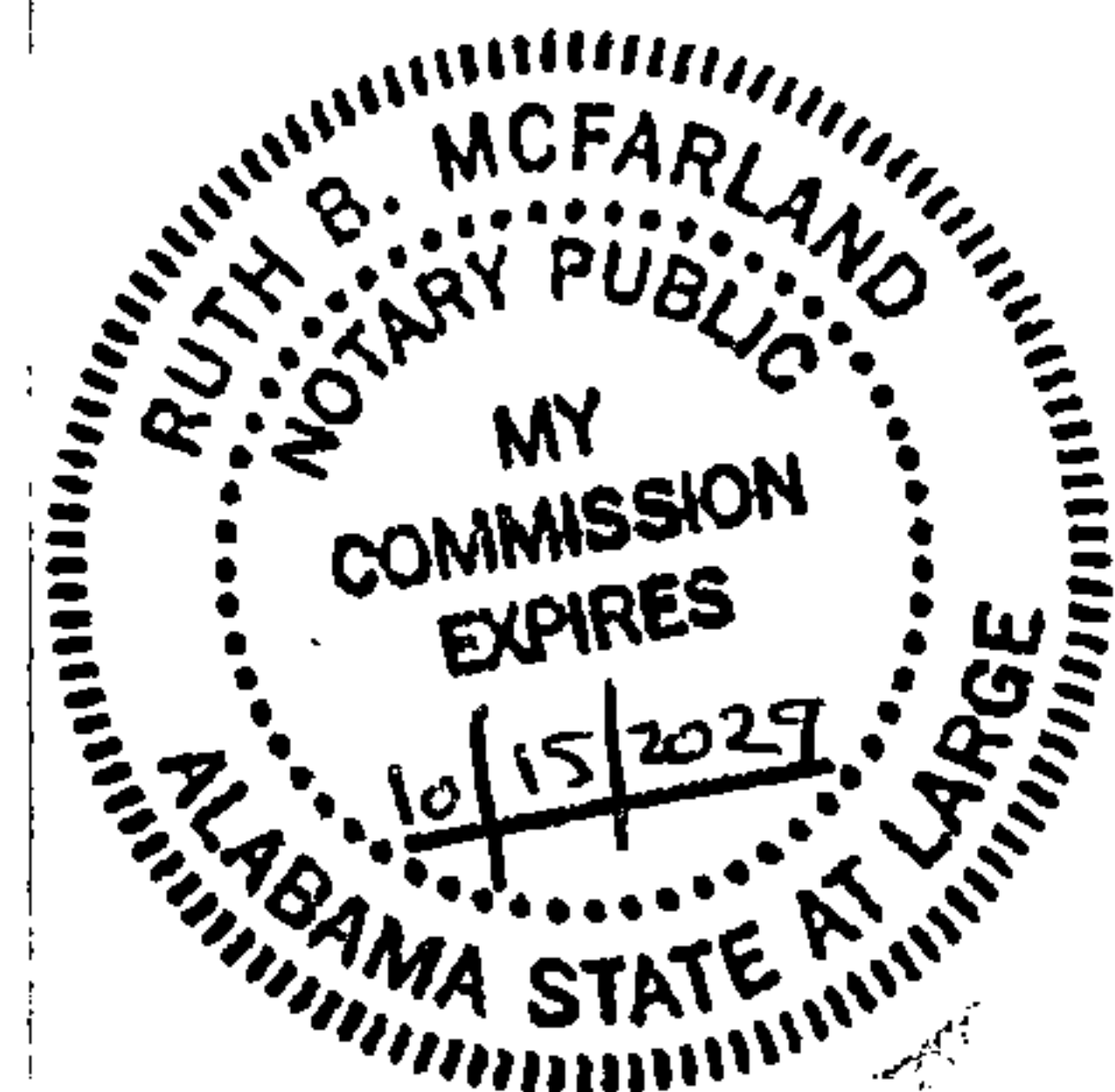
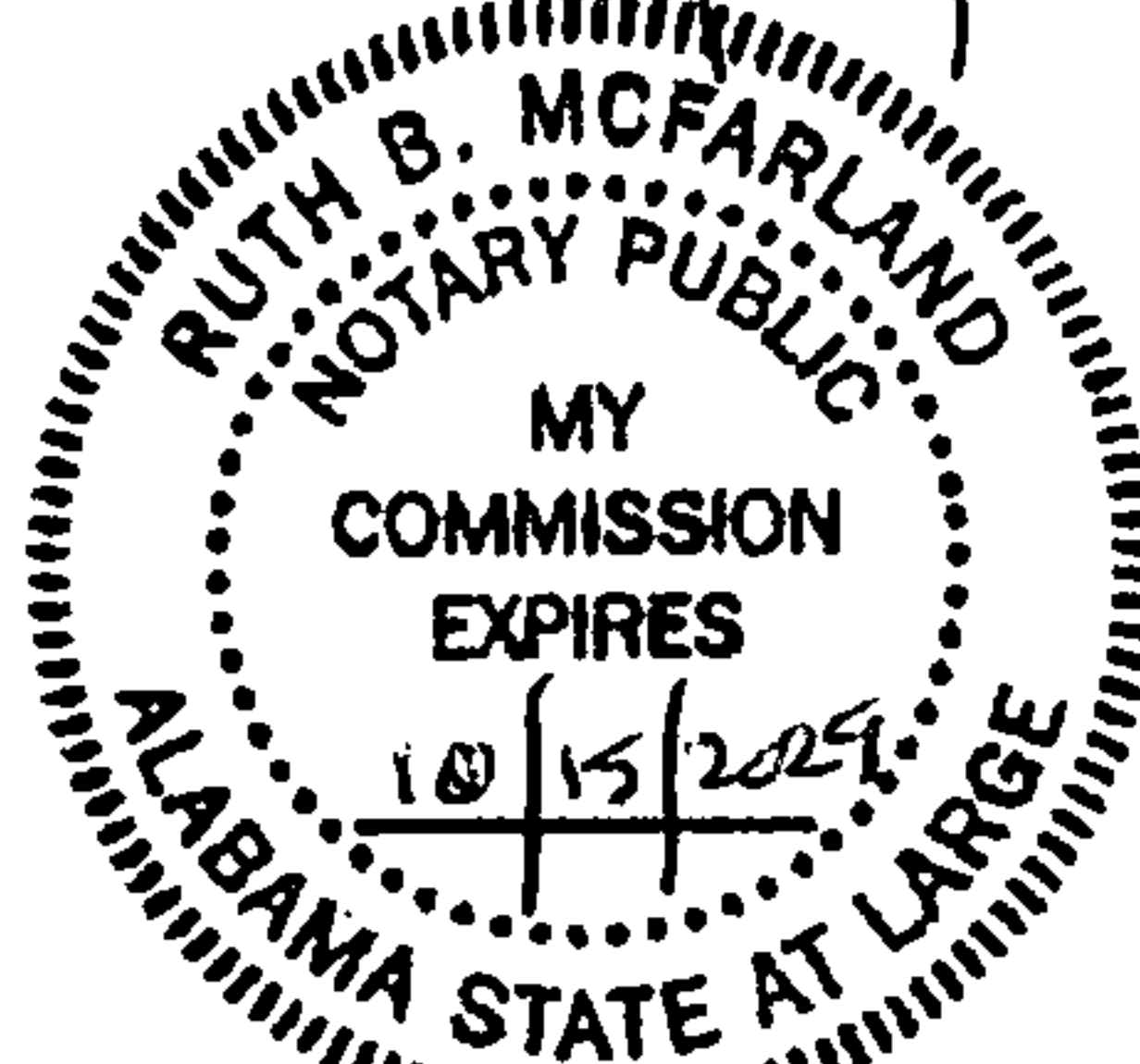
COUNTY OF BIBB )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that WALTER STEPHENS, whose name as a Director of BRIERFIELD LAND & TIMBER, INC., an Alabama Corporation, 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 director and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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

Notary Public

My commission expires: 10/15/2029







20251229000396120 4/6 \$1992.50  
Shelby Cnty Judge of Probate, AL  
12/29/2025 02:55:00 PM FILED/CERT

**EXHIBIT A**  
**Legal Description**

**Shelby County Parcel ID #: 35-1-01-2-001-001.000**

Description: NW ¼ SEC 1 Lying S of Buxahatchee CRK & E of I 65.

S:1 T: 24N R: 13E

Acres: 40.0

**Shelby County Parcel ID #: 34-3-07-0-000-006.000**

Description: SE ¼ NE ¼; E ½ SE ¼ SW ¼ SE ¼; SE ¼ SW ¼; All of W ½ of SW ¼  
EXC the S 726' THEREOF.

S:7 T: 24N R:14E

Acres: 258.0

**Shelby County Parcel ID #: 34-3-07-0-000-003.000**

Description: NW ¼ NW ¼ EXCEPT: Co RD 67 ROW.

S:7 T: 24N R: 14E

Acres: 40.0

**Shelby County Parcel ID #: 34-3-06-0-000-006.000**

Description: BEG SW COR SEC 6 E1270(S) N275(S) TO C/L  
CRK NWLY ALG CRK TO W SEC LN S TO POB.

S: 6 T: 24N R: 14E

Acres: 17.0

**Shelby County Parcel ID #: 34-3-05-0-000-007.000**

Description: SE ¼.

S:5 T: 24N R:14E

Acres: 162.0

**Shelby County Parcel ID #: 34-3-08-0-000-004.000**

Description: SW ¼ S ½ NW ¼; NW ¼ NE ¼; NE ¼ NW ¼.

S: 8 T: 24N R: 14E

Acres: 319.0

**Shelby County Parcel ID #: 35-1-01-0-000-001.000**

Description: BEG SE COR SEC 1 N TO C/L CRK NWLY ALG CRK TO  
W LN NE ¼ S to SW COR NE ¼ W TO ROW I65 SLY ALG ROW  
TOS LN SEC 1 E TO POB.

S: 1 T: 24N R: 13E

Acres: 250.0



20251229000396120 5/6 \$1992.50  
Shelby Cnty Judge of Probate, AL  
12/29/2025 02:55:00 PM FILED/CERT

**Shelby County Parcel ID #: 35-1-01-0-000-004.000**

Description: All THAT POR SEC 1 LYING W of I-65 & N of CO HWY #67.

S: 1 T: 24N R: 13E

Acres: 8.0

**Shelby County Parcel ID #: 35-1-01-0-000-005.000**

Description: BEG @ E R/W CO 67 & S LN SEC TH E 100 (S) TH NWLY 80 TH  
SWLY 100 TO POB.

S: 1 T: 24N R: 13E

Acres: .09

**Shelby County Parcel ID #: 35-1-12-0-000-001.000**

Description: NE  $\frac{1}{4}$  EXCEPT RD ROW.

S: 12 T: 24N R: 13E

Acres: 154.0

**Shelby County Parcel ID #: 34-2-10-0-000-005.000**

Description: BEG NW COR NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  S706.29E1003.5 TO W ROW  
HIWATHA RD SLY ALG ROW 253.44 W OF SE COR  
NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  E253.44 N1313.68 W 1319.3 TO POB  
EXCEPT: RDROW 5.

S: 10 T: 24N R: 14E

Acres 23.05

**Shelby County Parcel ID #: 35-1-01-4-001-001.000**

All that portion of the SE  $\frac{1}{4}$  of Section 1, Township 24 North, Range 13 East, Shelby County, Alabama, lying South and West of Buxahatchee Creek.

**Shelby County Parcel ID #: 35-1-01-1-004-001.000**

That portion of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  lying South of Buxahatchee Creek, Section 1, Township 24 North, Range 13 East, Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name Brierfield Land & Timber, Inc.  
Mailing Address P.O. Box 130  
Brierfield, AL 35035

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

\*Property Address Parcel #s: 35-1-01-2-001-001.000; Date of Sale 12/29/2025  
34-3-07-0-000-000.000; 34-3-07-0- Total Purchase Price \$  
000-003.000; 34-3-06-0-000-006.000; or  
34-3-05-0-000-007.000; 34-3-08-0- Actual Value \$  
000-004.000; 35-1-01-0-000-001.000; or  
35-1-01-0-000-004.000; 35-1-01-0- Assessor's Market Value \$ 1,952,335<sup>00</sup> (Appraised + Tax Assessor value)  
000-005.000; 35-1-12-0-000-001.000;

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 ☒ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's Value  
☐ Closing Statement

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 12/29/2025

Print Kermit Stephens, Jr.

Unattested

Ruth W. Lee  
(verified by)

Sign

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

Form RT-1

\*Parcels Cont.: 34-2-10-0-000-005.000;  
35-1-01-4-001-001.000;  
35-1-01-1-004-001.000.

\*Grantee's Name Cont.:  
JTL Properties II, LLC  
637 Lakewood Cove  
Brierfield, AL 35035



20251229000396120 6/6 \$1992.50  
Shelby Cnty Judge of Probate, AL  
12/29/2025 02:55:00 PM FILED/CERT