

Send Tax Notice to:  
Charles E. Poe  
36 20<sup>th</sup> Avenue NW  
Center Point, AL 35215

**\*THIS INSTRUMENT PREPARED  
WITHOUT THE BENEFIT OR OPINION OF  
TITLE. PREPARER MAKES NO  
WARRANTIES AS TO THE ACCURACY  
OF THE CONTENTS WITHIN THIS  
INSTRUMENT\***

This Instrument Prepared By:  
Shami S. Malone  
South Oak Title Trussville, LLC  
111 Watterson Parkway  
Trussville, AL 35173

STATE OF ALABAMA  
COUNTY OF SHELBY

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Ten Dollars & 00/100 (\$10.00)**, and all other good and valuable consideration, in hand paid to the undersigned **CCS Development, L.L.C., an Alabama Limited Liability Company, (herein referred to as "Grantor," whether one or more),** whose address is

36 20<sup>th</sup> Avenue NW, Center Point, Alabama 35215

by **Charles E. Poe, (herein referred to as "Grantee," whether one or more),** whose mailing address is

36 20<sup>th</sup> Avenue NW, Center Point, Alabama 35215

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee, all right, title, and interest that Grantor has to the following described real property:


**See Attached Exhibit "A" Legal Description.**

TO HAVE AND TO HOLD to said Grantee, his heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of December, 2025.

CCS Development, L.L.C.

  
By: Charles E. Poe, Member

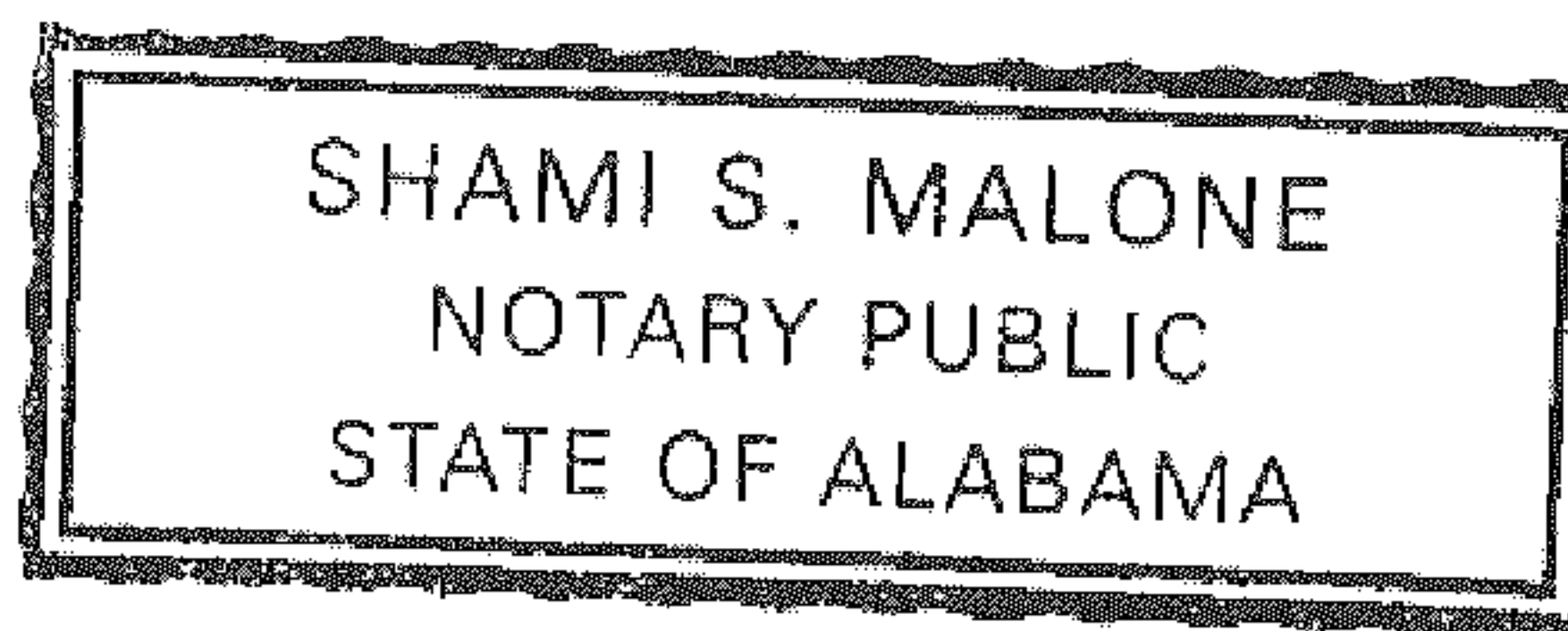
  
By: Phillip Scott Tidwell, Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles E. Poe and Phillip Scott Tidwell, whose names as Members of CCS Development, L.L.C., an Alabama Limited Liability Company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of December, 2025.

  
Notary Public  
My Commission Expires: 11/3/2028



## EXHIBIT "A"

## Parcel I:

Commence at the Southeast corner of said Section 34 and run in a northerly direction along the East line thereof for a distance of 74.11 feet to an iron pin and the Point of Beginning; thence continue in same northerly direction for a distance of 173.50 to an iron pin; thence turn an angle to the left of 75 degrees 30 minutes 34 seconds and run in a westerly direction for a distance of 292.39 feet to an iron pin; thence turn an angle to the right of 74 degrees 40 minutes 53 seconds and run in a northerly direction for a distance of 228.78 feet to an iron pin; thence turn an angle to the left of 42 degrees 44 minutes 08 seconds and run in a northwesterly direction for a distance of 244.74 feet to an iron pin; thence turn an angle to the left of 97 degrees 03 minutes 2 seconds and run in a southwesterly direction for a distance of 245.45 feet; thence turn an angle to the left of 92 degrees 12 minutes 51 seconds and run in a southeasterly direction for a distance of 766.45 feet to the POINT OF BEGINNING.

Also a 15 foot Easement for Ingress and Egress being more particularly described as follows: Commence at the Southeast corner of Section 34 Township 19 South, Range 1 West and run in a northerly direction along the East line thereof for a distance of 247.61 feet to an iron pin; thence turn an angle to the left of 75 degrees 30 minutes 34 seconds and run in a westerly direction for a distance of 292.39 feet to an iron pin; thence turn an angle to the right of 74 degrees 40 minutes 53 seconds and run in a northerly direction for a distance of 228.78 feet to an iron pin; thence turn an angle to the left 42 degree 44 minutes 08 seconds and run in a northwesterly direction for a distance of 244.74 feet to an iron pin; thence turn an angle to the left 97 degrees 03 minutes 21 seconds and run in a southwesterly direction for a distance of 70.00 feet to the beginning of the center line of said 15 foot easement; thence turn an angle to the right of 92 degrees 42 minutes 11 seconds and run in a northwesterly direction for a distance of 235.37 feet more or less to the centerline of Pink Dogwood Lane and the end of the center line of said 15 foot easement.

## Parcel II:

A parcel of land lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

BEGIN at the SE corner of the SE 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West; thence run in a Northerly direction along the East line of said 1/4-1/4 Section on an Azimuth of 00 degrees 02 minutes 24 seconds (assumed) for a distance of 74.11 feet; thence run in a Northwesterly direction on an Azimuth of 307 degrees 13 minutes 18 seconds for a distance of 766.45 feet; thence run in a Northeasterly direction on an Azimuth of 39 degrees 37 minutes 28 seconds for a distance of 245.32 feet; thence run in a Northeasterly direction on Azimuth of 39 degrees 02 minutes 40 seconds for a distance of 378.46 feet to a point on the Westerly right of way of Shelby County Highway #47; thence run in a Northwesterly direction along said Westerly right of way on an Azimuth of 331 degrees 42 minutes 33 seconds for a distance of 260.09 feet to the Easterly most corner of Lot 25, BROOK CHASE ESTATES PHASE 2, as recorded in PLAT BOOK 22, PAGE 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southwesterly direction along the Southerly boundary of Lots 25, 26, 27 and to the Southwest corner of Lot 29 of said BROOK CHASE ESTATES PHASE 2; thence run along the Southeasterly line of Lot 30 of said BROOK CHASE ESTATES PHASE 2 to the Southernmost corner of said Lot 30; thence run in a Southwesterly direction on an Azimuth of 220 degrees 38 minutes 05 seconds for a distance of 141.34 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 14 minutes 35 seconds for a distance of 176.42 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 29 minutes 28 seconds for a distance of 63.53 feet; thence run in a Southwesterly direction on Azimuth of 237 degrees 03 minutes 00 seconds for a distance of 126.45 feet; thence run in a Southeasterly direction on Azimuth of 153 degrees 23 minutes 21 seconds for a distance of 404.85 feet to a point on the South 1/4-1/4 Section Line of said Section 34; thence run in an Easterly direction and along said South 1/4-1/4 Section Line on Azimuth of 89 degrees 18 minutes 18 seconds for a distance of 1209.88 feet to the POINT OF BEGINNING. Said parcel containing 17.62 Acres, more or less, and is subject to all easements, rights of way and restrictions attached thereto.

Parcel II:

**30' EASEMENT FOR INGRESS AND EGRESS:**

An easement lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section

westerly direction along said Westerly right of way on an Azimuth of 331 degrees 42 minutes 33 seconds for a distance of 240.63 feet to the POINT OF BEGINNING of the Center Line of a 30' EASEMENT FOR INGRESS AND EGRESS lying 15' on each side of the following described Center Line; thence run in a Southwesterly direction 15 feet South of and parallel to the Southerly boundary of Lots 25, 26, 27, 29 and the Southeasterly boundary of Lot 30 to the Southernmost corner of said Lot 30, BROOK CHASE ESTATES PHASE 2, as recorded in PLAT BOOK 22, PAGE 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southwesterly direction on an Azimuth of 220 degrees 38 minutes 05 seconds for a distance of 139.69 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 14 minutes 35 seconds for a distance of 177.98 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 29 minutes 28 seconds for a distance of 64.16 feet; thence run in a Southwesterly direction on Azimuth of 237 degrees 03 minutes 00 seconds for a distance of 129.20 feet; the sidelines of said Easement being prolonged or shortened to conform with property lines of the Grantor of said Easement.

**Real Estate Sales Validation Form**

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

Grantor's Name CCS Development LLC  
 Mailing Address 36 20th Ave NW  
Center Point, AL 35215

Grantee's Name Charles E. Poe  
 Mailing Address 36 20th Ave NW  
Center Point, AL 35215

Property Address Parcel 09-8-34-0-001-063.010  
& 09-8-34-0-001-063.009

Date of Sale 12/23/2025  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 309,070.00

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 \_\_\_\_\_

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 12-23-25

Print CHARLES E. POE

Signature [Handwritten Signature]

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
 Clerk (verified by)  
**Shelby County, AL**  
**01/27/2026 09:00:13 AM**  
**\$340.50 JOANN**  
**20260127000022650**

**Print Form**

**Form RT-1**

*Allen S. Bevil*

