

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:
Jennifer G. Mitchell
25 Abbott Square
Birmingham, AL 35242
205-790-8962



20260213000042110 1/2 \$665.00
Shelby Cnty Judge of Probate, AL
02/13/2026 11:15:18 AM FILED/CERT

Mail Tax Statements to:
All About That Bass, LLC
25 Abbott Square
Birmingham, AL 35242

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VAUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Mark Thomas Mitchell and Jennifer Grandey Mitchell, husband and wife, hereinafter referred to as the "Grantors", do hereby grant, convey and warrant unto All About That Bass, LLC, hereinafter referred to as the "Grantee", any and all interest that they have in the following property together with all improvements located thereon, lying in the County of Shelby, State of Alabama.

Lot 333, according to the Survey of Alabama Power Company Recreational Cottage Site, sector 2, recorded in Map Book 22, page 50 A-C, in the Probate Office of Shelby County, Alabama.

Subject to:
Other existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD same unto Grantee, and unto grantee's assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the

22nd day of January, 2026.

Mark Thomas Mitchell

Jennifer Grandey Mitchell

I, a Notary Public, within and for the State of Alabama and County of _____, do hereby certify that the forgoing conveyance of real property was this day produced to me in the above State and County by Mark Thomas Mitchell and was executed and acknowledged by them to be their free act and voluntary deed.

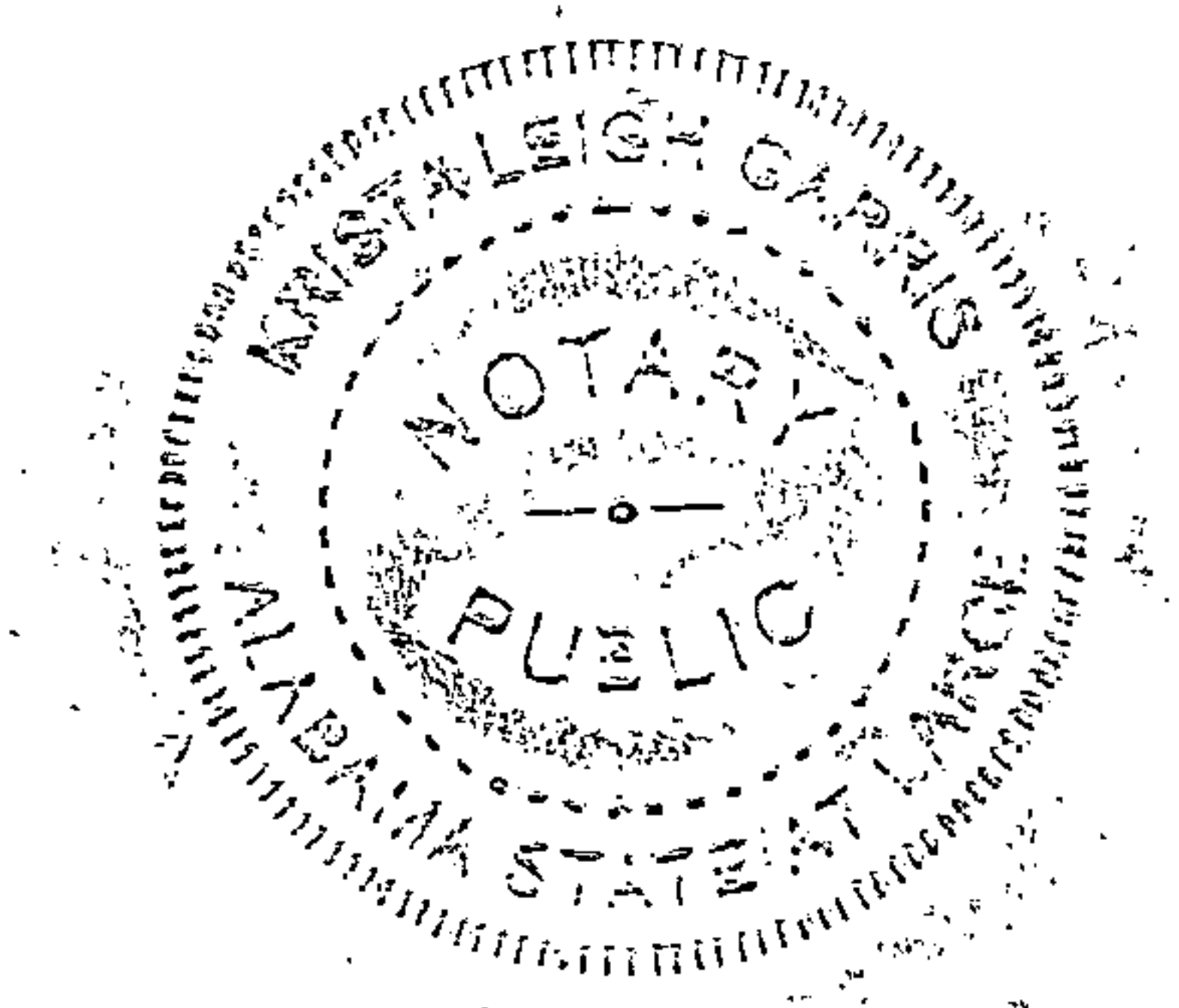
WITNESS my signature this the 22nd day of January, 2026.

Signature of Notary Public

My Commission Expires 8/31/23 - 8/31/27

Name of Notary Public

My Commission expires:



Shelby County, AL 02/13/2026
State of Alabama
Deed Tax: \$640.00

Real Estate Sales Validation Form

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

Grantor's Name Mark & Jennifer Mitchell
Mailing Address 25 Abbott Sq
Birmingham AL 35242

Grantee's Name All About That Bass, LLC
Mailing Address 25 Abbott Sq
Birmingham AL 35242

Property Address 90 Bass Ln
Shelby AL 35143

Date of Sale _____
Total Purchase Price \$ 440,000
or
Actual Value \$ _____
or
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



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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 _____

Print Jennifer Mitchell

Unattested

(verified by)

Sign Jennifer Mitchell
(Grantor/Grantee/Owner/Agent) circle one