

THIS INSTRUMENT WAS PREPARED BY:
TJS PROPERTIES, LLC
329 Emerald Lane
Chelsea, AL 35043

SEND TAX NOTICE TO:
Trevor & Sarah Cobb
486 Whisenhunt Road
Chelsea, AL 35043

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20260225000053850 1/3 \$109.50
Shelby Cnty Judge of Probate, AL
02/25/2026 03:05:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That **TJS PROPERTIES, LLC**, an Alabama limited liability company ("**Grantor**"), whose mailing address is 329 EMERALD LANE, CHELSEA, ALABAMA 35043, for and in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, quitclaim and convey unto:

TREVOR & SARAH COBB, whose mailing address is 486 WHISENHUNT ROAD, CHELSEA, ALABAMA 35043 ("**Grantee**"),

all of Grantor's right, title, interest, and claim in and to the following described real property situated in Shelby County, Alabama:

LEGAL DESCRIPTION

A parcel of land situated and lying in the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 20 South, Range 1 West, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 20 South, Range 1 West, run south along the east line of said 1/4-1/4 section a distance of 275 feet to the point of beginning. Beginning at said point, run south along the east line of said 1/4-1/4 section a distance of 1,097 feet to the SE corner of said 1/4-1/4 section; thence west along the south line of said 1/4-1/4 section a distance of 350 feet to a point in the center of the Yellow Leaf Creek; thence in a northerly direction along the center of the Yellow Leaf Creek as it meanders a distance of 1,925 feet, more or less; thence east and parallel to the north line of said 1/4-1/4 section a distance of 200 feet to the point of beginning, in Shelby County, Alabama.

Source of Title Book 335, Page 474

Parcel ID: 15-1-02-0-001-001.007

SUBJECT TO:

1. Ad Valorem Taxes for the current year, any year not paid, and all subsequent years.
2. Easements, restrictions, rights of way and permit of records.
3. Mineral and/or mining rights, if any, not owned by Grantor and subject to present zoning classification.

Shelby County, AL 02/25/2026
State of Alabama
Deed Tax: \$81.50



20260225000053850 2/3 \$109.50
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TO HAVE AND TO HOLD unto the said Grantee, his, her, or their heirs and assigns, forever and I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said property; that they are free from all encumbrances, unless otherwise noted above; that I(we) have a good right to sell the same aforesaid; that I(we) will and my(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer on this the 23 day of February, 2026.

SIGNATURE BLOCK (LLC)

TJS PROPERTIES, LLC
 an Alabama limited liability company

By: [Signature]
 Name: Thomas Sams
 Title: Managing Member

NOTARY ACKNOWLEDGMENT (Alabama)

STATE OF ALABAMA
 COUNTY OF SHELBY

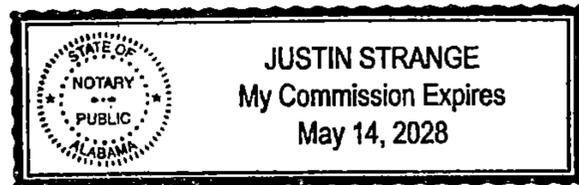
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas Sams, whose name as Managing Member of TJS PROPERTIES, LLC is signed to the foregoing instrument, and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on behalf of said limited liability company.

Given under my hand and official seal this 23rd day of February, 2026.

[Signature]

Notary Public

My Commission Expires: 5-14-28



Real Estate Sales Validation Form

20260225000053850 3/3 \$109.50
Shelby Cnty Judge of Probate, AL
02/25/2026 03:05:42 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name TJS Properties, LLC
Mailing Address 339 Emerald Ln.
Chelsea, AL 35043

Grantee's Name Trevor & Sarah Cobb
Mailing Address 486 Whisenhunt Rd.
Chelsea, AL 35043

Property Address (See Legal Description)
Parcel ID: 15-1-02-0-001-001,001

Date of Sale 2-23-2026

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 81,130

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 2025 Shelby County Property Tax Notice

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 2-25-2026

Print Thomas Sams

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)