

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Vernon Properties, LLC	Grantee's Name	Jeffery D. Vernon 2012 GST Trust f/b/o Maxwell M. Vernon
Mailing Address:	PO Box 530910 Birmingham, AL 35253	Mailing Address:	Attn: Glenn Estes P.O. Box 530910 Birmingham, AL 35253
Property Address:	50 Hwy 45 360 Hwy 45 Sterrett, AL 35147 Parcel Nos: 05 4 19 3 003 005.000 05 4 19 3 003 006.000 05 4 19 3 003 007.000	Date of Sale:	March __, 2026
		Purchase Price:	\$203,140 tax assessed value (total for five parcels)

This Instrument Prepared By:
Jack Russell
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Ste. 400
Birmingham, AL 35203

Send Tax Notice To:
Jeffery D. Vernon Trust
Attn: Glenn Estes
P.O. Box 530910
Birmingham, Alabama 35253

STATE OF ALABAMA

COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN by these presents, that **Vernon Properties, LLC**, an Alabama limited liability company ("Grantor"), in and for consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration hereby acknowledged to have been paid by **Jeffery D. Vernon 2012 GST Trust f/b/o Maxwell M. Vernon** ("Grantee"), does hereby RELEASE, REMISE and QUITCLAIM unto Grantee, all of Grantor's right, title and interest in and to that certain real property situated in Shelby County, Alabama, described as:

Description of a tract located in the Southeast quarter of the Southeast quarter of Section 24, T-18-S, R-01-E, and the Southwest quarter of the Southwest quarter of Section 19, T-18-S, R-02-2, Shelby County, Alabama.

Beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 24, T-18-S, R-01-E, Shelby County, Alabama; thence South 90 degrees 00" 00" East from the point of beginning a distance of 1,298.83 feet to a point of the Southwesterly right-of-way of Alabama Highway No. 25, said point being the Northeast corner of the Southeast Quarter of the Southeast quarter of Section 24, T-18-S, R-01-E, Shelby County, Alabama; thence South 39 degrees 55' 25" East along the Southwesterly right-of-way of said Alabama Highway No. 25 a distance of 371.80 feet; thence South 45 degrees 49" 50" West a distance of 87.00 feet;

thence S 39 degrees 55' 28" East a distance of 244.91 feet to the Northerly right-of-way of Shelby County Road No. 45; thence South 45 degrees 49'50" West along the Northerly right-of-way of said Alabama Highway No. 45 a distance of 95.44 feet to the beginning of the curve of the Northerly right-of-way of Shelby County Road No. 45, said curve having a radius of 497.96 feet, a central angle of 41 degrees 06' 25" and a chord of 349.65 feet with a chord bearing of South 58 degrees 15' 28" West; thence Southwesterly along the arc of the said described curve to the end of said curve; thence North 02 degrees 52' 29" East along the change in the right-of-way of Shelby County Road No. 45 a distance of 10.00 feet to the beginning of the curve of the Northerly right-of-way of Shelby County Road No. 45, said curve having a radius of 491.81 feet, a central angle of 57 degrees 43' 27" and a chord of 471.08 feet with a chord bearing of N 78 degrees 03' 53" West; thence Northwesterly along the arc of the said described curve to the end of said curve; thence North 69 degrees 63' 05" West along the Northerly right-of-way of Shelby County Road No. 45 a distance of 131.11 feet; thence North 45 degrees 06 ' 33" East a distance of 400.00 feet; thence North 59 degrees 52' 49" West a distance of 260.00 feet; thence South 89 degrees 24' 55" West a distance of 499.33 feet to the Northerly right-of-way of Shelby County Road No. 45; thence North 56 degrees 53' 05" West along the Northerly right-of-way of Shelby County Road No. 45 a distance of 331.24 feet; thence North 01 degrees 43' 03" East a distance of 207.52 feet to the point of beginning. The said tract of land is located in the Southeast quarter of the Southeast quarter of Section 24, T-18-S, R-01-E and the Southwest quarter of the Southwest quarter of Section 19, T-18-S, R-02-2, Shelby County, Alabama.

LESS AND EXCEPT:

Lots 1 and 2, Block M, of Crume's Map of Sterrett as recorded in Deed Book 11, Page 332 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument Number 20211203000578460

TO HAVE AND TO HOLD the same together with and singular the appurtenances thereunto belonging or in any way appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the use and benefit of the Grantee forever.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 18 day of March, 2026.

VERNON PROPERTIES, LLC

[Signature]
By: Chris Vernon
Its: Manager

STATE OF Alabama)

COUNTY OF Jefferson)

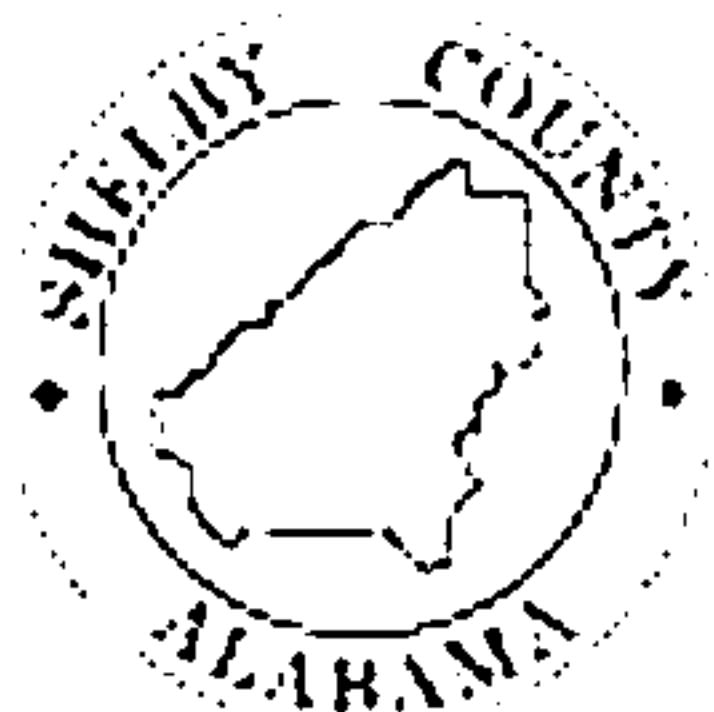
I, the undersigned notary public in and for said county and said state, hereby certify that Chris Vernon, whose name as Manager of Vernon Properties, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as Manager of Vernon Properties, LLC and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18 day of March, 2026.

[NOTARIAL SEAL]

KIM WILSON CLICK
Notary Public, Alabama State at Large
My Commission Expires Dec. 1, 2027

[Signature]
Notary Public
My commission expires: 12/1/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2026 09:49:12 AM
\$231.50 BRITTANI
20260325000084770

Alvin S. Bayl