

**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:

<b>Grantor's Name:</b>	JDV 2009 Investments, LLC	<b>Grantee's Name</b>	Jeffery D. Vernon Trust f/b/o Brady Vernon
<b>Mailing Address:</b>	5511 Hwy. 280, Ste. 301 Birmingham, AL 35242	<b>Mailing Address:</b>	Attn: Glenn Estes P.O. Box 530910 Birmingham, AL 35253
<b>Property Address:</b>	485 Pioneer Way Sterrett, AL 35147 Parcel Nos.: 05-4-19-0-000-015.004 05-9-30-0-000-001.005 05-9-30-0-000-001.004	<b>Date of Sale:</b>	March __, 2026
		<b>Purchase Price:</b>	\$408,510.00 Tax Assessed Value (total for three parcels)

This Instrument Prepared By:  
Jack Russell  
Hand Arendall Harrison Sale LLC  
1801 5<sup>th</sup> 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 **JDV 2009 Investments, 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 the **Jeffery D. Vernon Trust f/b/o Brady 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:

Parcel I:

Commence at the Northwest corner of the NE ¼ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama: thence run South 68 degrees 28 minutes 04 seconds East, 300.00 feet; thence South 37 degrees 10 minutes 15 seconds West 85.03 feet; thence South 57 degrees 30 minutes 11 seconds West, 34.66 feet; thence South 22 degrees 57 minutes 21 seconds West, 22.63 feet; thence south 13 degrees 14 minutes 41 seconds West, 63.71 feet; thence South 89 degrees 47 minutes 02 seconds West 174.38 feet; thence South 00 degrees 07 minutes 58 seconds East, 186.93 feet; thence along the arc of a curve concave to the Northeast, having a central angel of 02 degrees 19 minutes 13 seconds a radius of 11,359.16 feet and a chord bearing of South 48 degrees 59 minutes 29 seconds East and also along the Northeast right of way of Central of Georgia Railway for a distance of 459.98 feet;

89 degrees 44 minutes 29 seconds East 182.87 feet; thence North 30 degrees 063 minutes 00 seconds East, 438 feet; thence South 88 degrees 58 minutes 12 seconds West, 1,055.62 feet; thence South 02 degrees 02 minutes 00 seconds West, 232.16 feet; thence South 46 degrees 34 minutes 00 seconds West, 97.10 feet; thence South 65 degrees 21 minutes 52 seconds West, 102.62 feet; thence South 53 degrees, 26 minutes 50 seconds West, 83.92 feet; thence South 53 degrees, 26 minutes 15 seconds West 170.01 feet; thence South 53 degrees 35 minutes, 38 seconds West, 11.27 feet to the point of beginning; being situated in Shelby County, Alabama, and commonly referred to as "Lot 5."

Parcel II:

Commence at the Northeast corner of West half of the Southwest Quarter of section 20, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 89 degrees 39 minutes 17 seconds West, 1138.61 feet; thence South 30 degrees 06 minutes 00 seconds West, 2942.00 feet to the point of beginning; thence South 30 degrees 06 minutes 00 seconds West, 100.00 feet; thence south 01 degrees 33 minutes 03 seconds West, 300.03 feet; thence South 44 degrees 42 minutes 00 seconds East, 307.00 feet; thence South 11 degrees 49 minutes 26 seconds East, 96.12 feet; thence south 27 degrees 40 minutes 02 seconds West, 216.89 feet; thence South 03 degrees 56 minutes 52 seconds West, 125.56 feet; thence South 01 degrees 31 minutes 42 seconds East 269.01 feet; thence South 05 degrees 39 minutes 24 seconds East 265.55 feet; thence South 28 degrees 08 minutes 32 seconds West, 81.56 feet; thence along the arc of a curve concave Northeast, having a central angle of 06 degrees 00 minutes 32 seconds, a radius of 11359.16 feet, a chord bearing of North 53 degrees 11 minutes 49 seconds West and also along the Northeast right of way of Central of Georgia Railway for a distance of 1191.30 feet; thence north 37 degrees 14 minutes 30 seconds East, 1139.86 feet; thence North 89 degrees 44 minutes 29 seconds East, 182.87 feet to the point of beginning; situated in Shelby County, Alabama, and commonly referred to as "Lot 6."

Source of Title: Instrument No. 20220425000169200

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.

JDV 2009 INVESTMENTS, 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 JDV 2009 Investments, 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 JDV 2009 Investments, 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.

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

[NOTARIAL SEAL]

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/25/2026 09:49:13 AM  
\$437.00 BRITTANI  
20260325000084780

[Signature]