

Send Tax Notice to:  
P5 Properties, LLC  
4317 Kings Mountain Ridge  
Vestavia, AL 35242

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for Ten and 00/100 Dollars (\$10.00) and other good consideration, the Grantor, **Michael Patterson, and Shana Patterson, husband and wife** (hereinafter called Grantor, whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **P5 Properties, LLC**, an Alabama Limited Liability Company (hereinafter called Grantee, whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**“Exhibit A”**

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

**SIGNATURE(S) APPEAR ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF I sign my hand, this the 27<sup>th</sup> day of March, 2026.

*Michael Patterson*  
Michael Patterson

*Shana Patterson*  
Shana Patterson

STATE OF Alabama  
COUNTY OF Shelby

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Patterson and Shana Patterson**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of March, 2026.

*Samuel Bryant Callahan*  
Notary Public  
My Commission Expires: 10/23/29

**SAMUEL BRYANT CALLAHAN**  
Notary Public, Alabama State At Large  
My Commission Expires Oct. 23, 2029

**EXHIBIT A**

## PARCEL 1

A parcel of land, lying in the Southwest 1/4 of Section 15, and the Southeast 1/4 of the Southeast 1/4 of Section 16, all in Township 21 South, Range 4 West, Shelby County Alabama, lying South of the Norfolk Southern Railroad and East of the centerline of Jesse Creek, being more particularly described as follows:

BEGIN at a 3" open top pipe, being the Northeast Corner of the Southwest 1/4 of the Southwest 1/4 of said Section 15; thence North 89 degrees 54 minutes 19 seconds East for a distance of 160.68 feet; thence South 00 degrees 31 minutes 54 seconds East for a distance of 1318.28 feet; thence North 89 degrees 57 minutes 39 seconds West for a distance of 1480.78 feet to a 3" open top pipe found at the Southwest corner of said Section 15; thence North 00 degrees 41 minutes 47 seconds West for a distance of 140.79 feet to a point in the center of Jesse Creek; thence along the meanderings of the centerline of said creek the following twelve (12) courses: North 40 degrees 09 minutes 11 seconds East for a distance of 346.39 feet to a point on a curve to the left, having a radius of 285.00 feet, a chord bearing of North 17 degrees 57 minutes 45 seconds East and a chord length of 215.28 feet; thence along the arc of said curve for a distance of 220.76 feet to a point; thence North 04 degrees 13 minutes 42 seconds West for a distance of 42.95 feet to a point on a curve to the left, having a radius of 64.00 feet, a chord bearing of North 55 degrees 50 minutes 35 seconds West and a chord length of 100.33 feet; thence along the arc of said curve for a distance of 115.31 feet to a point; thence South 72 degrees 32 minutes 33 seconds West for a distance of 238.43 feet to a point on a curve to the right, having a radius of 94.00 feet, a chord bearing of North 24 degrees 26 minutes 15 seconds West and a chord length of 186.61 feet; thence along the arc of said curve for a distance of 272.41 feet to a point; thence North 58 degrees 34 minutes 56 seconds East for a distance of 254.71 feet to a point on a curve to the left, having a radius of 460.00 feet, a chord bearing of North 49 degrees 22 minutes 32 seconds East and a chord length of 147.20 feet; thence along the arc of said curve for a distance of 147.83 feet to a point; thence North 40 degrees 10 minutes 08 seconds East for a distance of 385.55 feet to a point; thence North 35 degrees 30 minutes 25 seconds East for a distance of 358.35 feet to a point on a curve to the left, having a radius of 268.51 feet, a chord bearing of North 16 degrees 03 minutes 32 seconds East and a chord length of 178.80 feet; thence along the arc of said curve for a distance of 182.28 feet to a point; thence North 03 degrees 23 minutes 20 seconds West, passing the intersection of the centerline of said Jesse Creek with the centerline of Piney Woods Creek, for a distance of 439.61 feet to a point on the South right of way margin of said Norfolk Southern Railroad (100' wide right of way), said point being on a curve to the left, having a radius of 947.50 feet, a chord bearing of South 66 degrees 48 minutes 16 seconds East and a chord length of 255.71 feet; thence along the arc of said curve, and along said right of way, for a distance of 256.50 feet to a

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point; thence South 74 degrees 33 minutes 35 seconds East, continuing along said right of way, for a distance of 370.78 feet to a point; thence leaving said right of way, South 00 degrees 42 minutes 21 seconds East for a distance of 717.14 feet to the POINT OF BEGINNING. Containing 51.82 acres, more or less.

## PARCEL 2

A parcel of land, lying in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 21 South, Range 4 West, Shelby County Alabama, lying North of the Norfolk Southern Railroad, being more particularly described as follows:

COMMENCE at a 3" open top pipe, being the Northeast Corner of the Southwest 1/4 of the Southwest 1/4 of said Section 15; thence North 00 degrees 42 minutes 21 seconds West for a distance of 821.25 feet to a point on the North right of way margin of Norfolk Southern Railroad (100' wide right of way) and the POINT OF BEGINNING of the parcel herein described; thence along said right of way, the following five (5) courses: North 74 degrees 33 minutes 35 seconds West for a distance of 341.83 feet to a point on a curve to the right, having a radius of 847.50 feet, a chord bearing of North 64 degrees 01 minutes 09 seconds West and a chord length of 310.07 feet; thence along the arc of said curve for a distance of 311.83 feet to a point; thence North 53 degrees 28 minutes 42 seconds West for a distance of 191.83 feet to a point on a curve to the left, having a radius of 772.50 feet, a chord bearing of North 68 degrees 36 minutes 56 seconds West and a chord length of 403.45 feet; thence along the arc of said curve for a distance of 408.18 feet to a point; thence North 83 degrees 45 minutes 11 seconds West to a pint; thence leaving said right of way, North 89 degrees 44 minutes 58 seconds East for a distance of 1190.36 feet to an old cart rail found at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence South 00 degrees 42 minutes 21 seconds East for a distance of 499.75 feet to the POINT OF BEGINNING. Containing 6.92 acres, more or less.

## PARCEL 3

A parcel of land, lying in the Southwest 1/4 of Section 15, Township 21 South, Range 4 West, Shelby County Alabama, being more particularly described as follows:

BEGIN at a 3" pipe found at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 15; thence South 00 degrees 31 minutes 54 seconds East for a distance of 1321.00 feet to a 3" capped pipe at the Southeast corner of the Southwest 1/4 of said Section 15; thence North 89 degrees 57

minutes 39 seconds West for a distance of 1163.72 feet; thence North 00 degrees 31 minutes 54 seconds West for a distance of 1318.28 feet; thence North 89 degrees 54 minutes 19 seconds East for a distance of 1163.70 feet to the POINT OF BEGINNING. Containing 35.25 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Michael Patterson and Shana Patterson

Grantee's Name P5 Properties, LLC

Mailing Address 4317 Kings Mountain Ridge Vestavia Hills, AL 35242

Mailing Address 4317 Kings Mountain Ridge Vestavia Hills, AL 35242

Property Address See Legal Description (No Physical Address)

Date of Sale March 27, 2026

Total Purchase Price \$ \_\_\_\_\_

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$449,430.00

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: Tax Assessor's Value - \$449,430.00

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 March 27, 2026

Print: Michael Patterson

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/27/2026 01:57:38 PM  
\$486.50 JOANN  
20260327000088480

FORM RT-1

*Allie S. Beyl*