

The legal description set out herein was furnished to preparer without the benefit of survey or title search.

STATE OF ALABAMA
SHELBY COUNTY

QUITCLAIM DEED

16.63% of TAX ASSESSED VALUE: \$380,361.36

FOR VALUABLE 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, **HILLTOPPER, LLC**, (hereinafter referred to as "Grantor"), does grant, bargain, sell, and convey unto **MCINTYRE PROPERTIES, LLC** (hereinafter referred to as "Grantee"), all of Grantor's rights, title and interest in the following described real estate, together with all improvements, rights of income, receivership, leases, and any other equitable or tangible right associated therewith or located thereon, situated in Shelby County, Alabama and commonly called 48 CHESSER-CRANE RD. CHELSEA, AL 35043, to wit:

PARCEL I

A parcel of land being situated in the South 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 50 minutes 22 seconds East, a distance of 825.18 feet to a Southerly right-of-way of Chesser Crain Road; thence South 50 degrees 17 minutes 52 seconds West along said right-of-way, a distance of 187.34 feet to the Point of Beginning; thence continuing Southwesterly along said line, a distance of 80.67 feet to the intersection of said right-of-way and the Easterly right-of-way of Shelby County Highway 47 to a point curve to the left having a radius of 300.00 feet and a central angle of 65 degrees 14 minutes 33 seconds, said curve subtended by a chord bearing South 17 degrees 40 minutes 36 seconds West and a chord distance of 323.45 feet; thence Southerly along the arc of said curve and leaving said Chesser Crain and along said Highway 47 right-of-way a distance 341.61 feet; thence North 67 degrees 54 minutes 15 seconds East and leaving said right-of-way a distance of 269.46 feet; thence North 38 degrees 17 minutes 28 seconds East a distance of 116.46 feet; thence North 44 degrees 03 minutes 40 seconds West a distance of 232.32 feet to the Point of Beginning; being situated in Shelby County, Alabama.

PARCEL II

Commence at the Northwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 27, Township 19 South, Range 1 West, Shelby County, AL; thence proceed South 00° 50' 22" East along the West boundary of said quarter-quarter section for a distance of 825.18 feet to the Southerly right-of-way of Chesser Crain Road; thence proceed South 50° 17' 52" West along the Southerly right-of-way of said road for a distance of 187.34 feet (set PK nail); thence proceed South 44° 03' 40" East for a distance of 232.32 feet to the point of beginning. From this beginning point proceed South 60° 48' 12" East for a distance of 132.16 feet to a point in the centerline of North Fork Yellow Leaf Creek; thence proceed South 38° 40' 17" West along the centerline of said creek for a distance of 184.44 feet; thence proceed South 87° 59' 14" West for a distance of 314.85 feet to a 2" capped rebar in place, said point being located on the Easterly right-of-way of Shelby County Highway No. 47; thence proceed North 15° 16' 23" West along the Easterly right-of-way of said highway for a distance of 27.74 feet to a 1/2" capped rebar in place; thence proceed North 67° 54' 15" East for a distance of 269.46 feet; thence proceed North 38° 17' 28" East for a distance of 116.46 feet to the point of beginning.

The above described land is located in the South one-half of Section 27, Township 19 South, Range 1 West, Shelby County, AL.

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

WITNESS Grantor's hands this the 19th day of March, 2026.

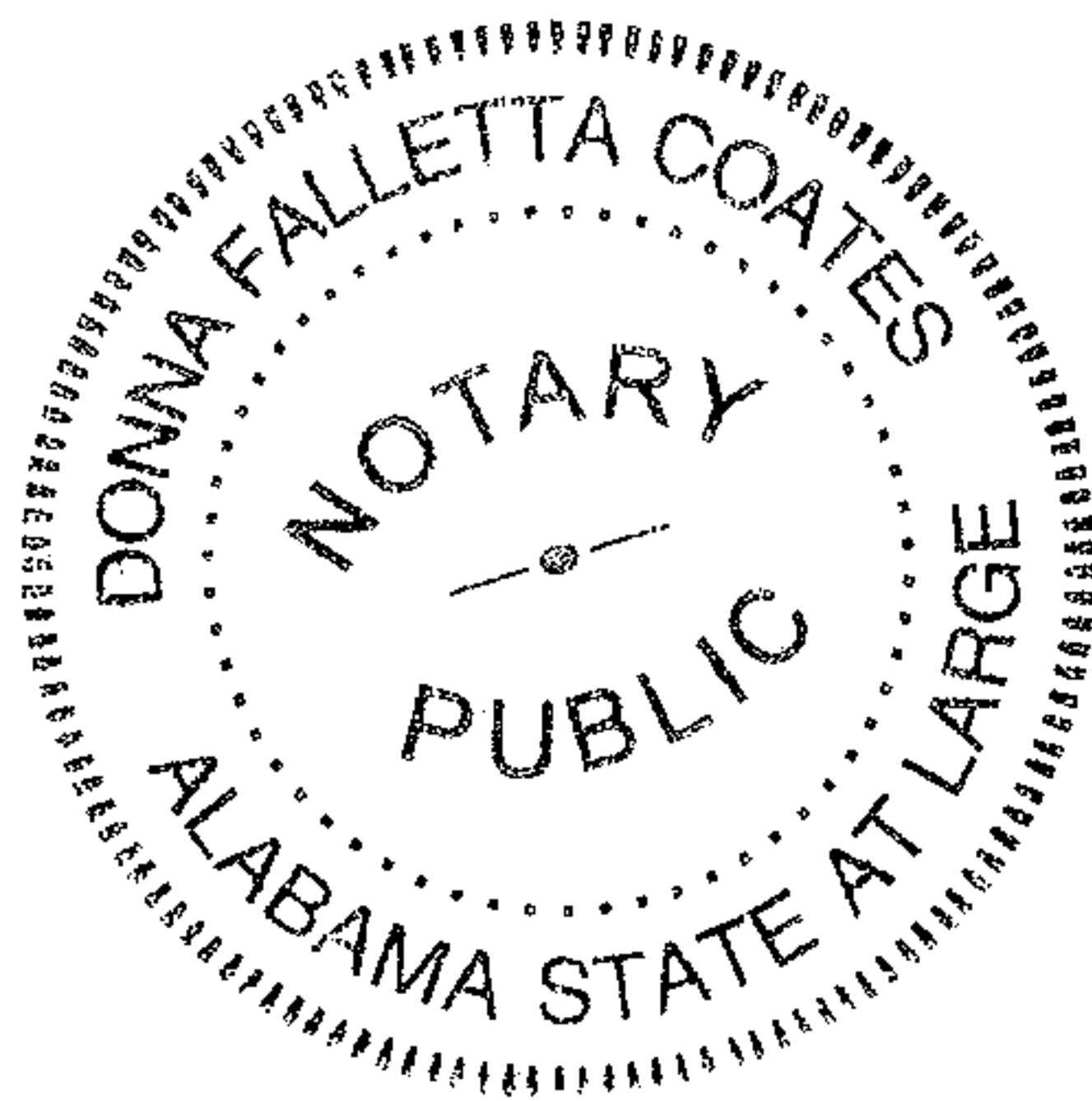
HILLTOPPER, LLC

By: *Kellie F McIntyre*
KELLIE F. MCINTYRE
Its Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, hereby certify that **KELLIE F MCINTYRE**, whose name is signed to the foregoing conveyance, and who is known to me, and who, represents to execute this instrument with full authority and capacity as Member of Hilltopper, LLC, and who acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of March, 2026.



Donna Falletta Coates
Notary Public
My commission expires: 9/3/29

This instrument was prepared by:
Kidd & Company, LLC
Matthew Kidd, Esq.
3138 Cahaba Heights Rd
Birmingham, AL 35243

Please send tax notice to:
5136 Club Ridge Dr W
Vestavia, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name Hilltopper, LLC
Mailing Address 5136 Country Club Dr W
Birmingham AL 35242

Grantee's Name McIntyre Properties LLC
Mailing Address 5136 Country Club Dr. W
Birmingham AL 35242

Property Address 48 Chesser Crane Rd
Chelsea, AL 35043

Date of Sale 3/19/26
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$(16.63%) \$380,361.36

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2026 10:54:34 AM
\$408.50 BRITTANI
20260402000096450

Brittani

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 assessed value

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 4/2/26

Print McIntyre K... (signature)

Unattested (verified by)

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