



20170921000345040 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/21/2017 04:03:05 PM FILED/CERT

SEND TAX NOTICES TO:

TESC, LLC
2400 1st Ave. South
Birmingham, AL 35293

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Twelve Thousand One Hundred Thirty-Nine and 66/100 Dollars (\$212,139.66) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Joan Dorough** (a/k/a Bobby Joan Dorough), an unmarried person (herein referred to as "Grantor") as surviving grantee in those certain deeds recorded in Real 317, page 20; Real 317, page 19, Instrument 20051116000598180, and Instrument 1997-27389 (the other grantee, Gerald Gilbert Dorough having died on February 15, 2007), hereby grants bargains, sells, and conveys unto TESC, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for herself, and her heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

[Joan Dorough and Bobby Joan Dorough are one and same.]

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D-7928

Ala-General Warranty Deed.doc

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IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 15th day of September, 2017.

Joan Dorough (a/k/a Bobby Joan Dorough)

BY:

Name: Jeffrey Michael Dorough

Title: Agent and Attorney in Fact

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Michael Dorough as Agent and Attorney in Fact of Joan Dorough (a/k/a Bobby Joan Dorough), 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 said instrument, he, as such agent and attorney in fact, and with full authority, executed the same voluntarily, as an act of said Joan Dorough (a/k/a Bobby Joan Dorough), acting in her capacity as aforesaid.

Given under my hand and official seal, this the 15th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 12/14/2020

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

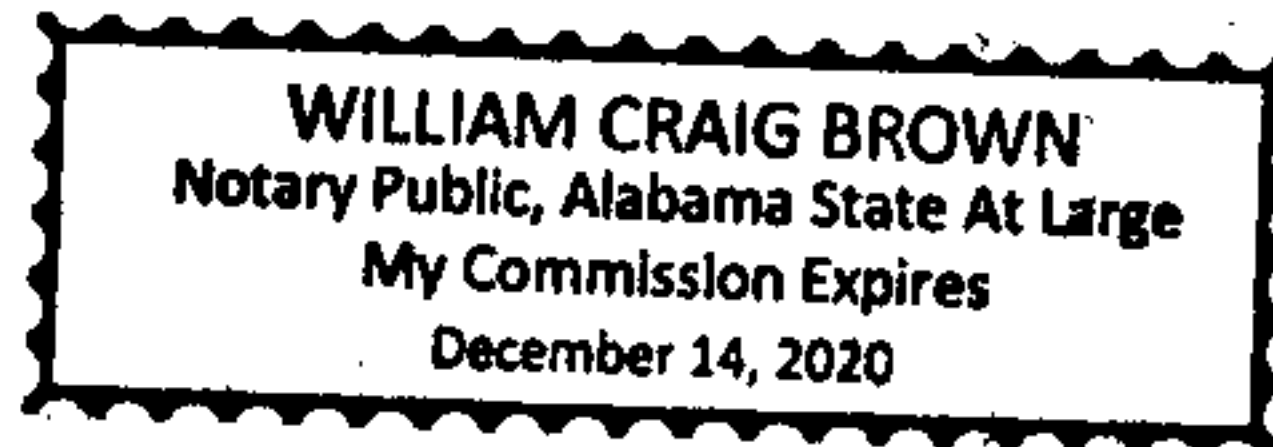
William C. Brown

ENGEL, HAIRSTON, & JOHANSON P.C.

P.O. Box 11405

Birmingham, AL 35202

(205) 328-4600



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EXHIBIT "A"

Parcel I:

The Southeast 1/4 of the Northwest 1/4 and all that part of the Southwest 1/4 of the Northwest 1/4, lying East of Wilsonville-Westover Road (County Road 51) in Section 23, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Parcel II:

A parcel of land situated in the NW 1/4 of SE 1/4, more particularly described as follows:

Commence at the SW corner of said NW 1/4 of SE 1/4 and run thence Northerly along the West boundary of said Quarter-Quarter Section 520.90 feet to point of beginning of the lot herein described and conveyed; thence continue North along the West line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle of 90 degrees to the right and run thence a distance of 420 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 210 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 420 feet to point of beginning.

All of the above land being situated in Section 23, Township 20 South, Range 1 East, Shelby County, Alabama.

Also, an easement for the purchase of a driveway described being a strip 20-feet in width and lying South and East of a line described as:

Commence at the SW corner of the NW 1/4 of SE 1/4 Section 23, Township 20 South, Range 1 East; thence run North along West line of said 1/4 - 1/4 Section a distance of 233.09 feet to point of beginning; thence turn angle of 53 degrees 10 minutes to the right and run a distance of 215.96 feet; thence turn an angle of 23 degrees 58 minutes to the left and run a distance of 181.41 feet to point of ending.



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Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Bobby Joan Dorough
Mailing Address _____Grantee's Name TESC, LLC
Mailing Address _____Property Address 13288 County Road 61
Wilsonville, AlabamaDate of Sale September 15, 2017
Total Purchase Price \$ 212,139.66or
Actual Value \$ _____or
Assessor's Market Value \$ _____20170921000345040 4/4 \$25.00
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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

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 9/15/2017Print Jeffrey Michael Dorough as Agent and Attorney in Fact ofBobby Joan DoroughSign
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

Form RT-1