

PREPARED BY AND WHEN RECORDED RETURN TO:

Jason E. Gilmore, Esq.
Gordon, Dana & Gilmore, LLC
600 University Park Place, Ste. 100
Birmingham, AL 35209

**20210128000048030
01/28/2021 12:46:36 PM
DEEDS 1/4**

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Twenty Five Thousand and No/100 Dollars (\$625,000.00) to the undersigned Grantor, Dynamic Civil Solutions, Inc. (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Vinehouse Nursery LLC, an Alabama limited liability company (herein referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 00 degree 12 minutes 10 seconds West along the West line of said Section a distance of 1,785.96 feet to a point; thence run South 65 degrees 33 minutes 37 seconds East a distance of 1,595.85 feet to a steel rebar corner and the point of beginning of the property being described; thence continue South 65 degrees 33 minutes 37 seconds East a distance of 155.00 feet to a steel rebar corner; thence run North 24 degrees 26 minutes 23 seconds East along the rear lot line of the Domino's Pizza Company Lot a distance of 125.00 feet to a steel rebar corner; thence run North 65 degrees 33 minutes 37 seconds West a distance of 15.00 feet to a steel rebar corner; thence run North 24 degrees 26 minutes 23 seconds East a distance of 160.00 feet to a steel rebar corner on the South line of Plaza Circle, a proposed public street; thence run North 66 degrees 12 minutes 41 seconds West along the said South line of said Plaza Circle a distance of 140.01 feet to a steel rebar corner; thence run South 24 degrees 26 minutes 23 seconds West a distance of 283.41 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to the 50 foot wide parallel access streets (Parallel Access Street and Plaza Circle) lying adjacent to the above described property and Highway 119, as created by that certain Warranty Deed into Robert S. Harris, dated June 21, 1999 and recorded in Instrument #1999-26605 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO the following exceptions:

1. Taxes and assessments for the year **2021** and subsequent years, not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings; whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Record.
5. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
6. Easement to Cheny Lime Company as recorded in Deed Book 216, Page 394, in the Probate Office of Shelby County, Alabama.
7. Easement to Southern Natural Gas Company as recorded in Deed Book 195, Page 398; Deed Book 145, Page 344; Deed Book 90, Page 68; Deed Book 283, Page 185 and Deed Book 90, Page 62, in the Probate Office of Shelby County, Alabama.
8. Easement to Plantation Pipeline Company as recorded in Deed Book 112, Page 281, in the Probate Office of Shelby County, Alabama.
9. Easement to City of Alabaster as recorded in Instrument 1996-33520, in the Probate Office of Shelby County, Alabama.
10. Easement to AT&T as recorded in Deed Book 213, Page 992, in the Probate Office of Shelby County, Alabama.
11. Rights of others in and to the use of non-exclusive easement recorded in Instrument 1999-26605 and Instrument 20051214000646970, in the Probate Office of Shelby County, Alabama.
12. Right of way granted to Shelby County as set forth in Deed Book 216, Page 584; Deed Book 124, Page 258, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Right of way granted to Southern Natural Gas Company as set forth in Deed Book 88, Page 557, in the Office of the Judge of Probate of Shelby County, Alabama.
14. Permit granted to Alabama Power Company as set forth in Deed Book 333, Page 385; Deed Book 88, Page 357; Deed Book 333, Page 392; Deed Book 333, Page 394; Deed Book 124, Page 552; Deed Book 101, Page 86; Deed Book 109, Page 583; Deed Book 124, Page 550; Deed Book 333, Page 381.
15. 15 foot easement on Southeast side of property as shown in Instrument 1999-26605 and Instrument 20051214000646970.
16. Less and except any portion of subject property lying within a road right of way.
17. Rights of parties in possession under unrecorded leases.

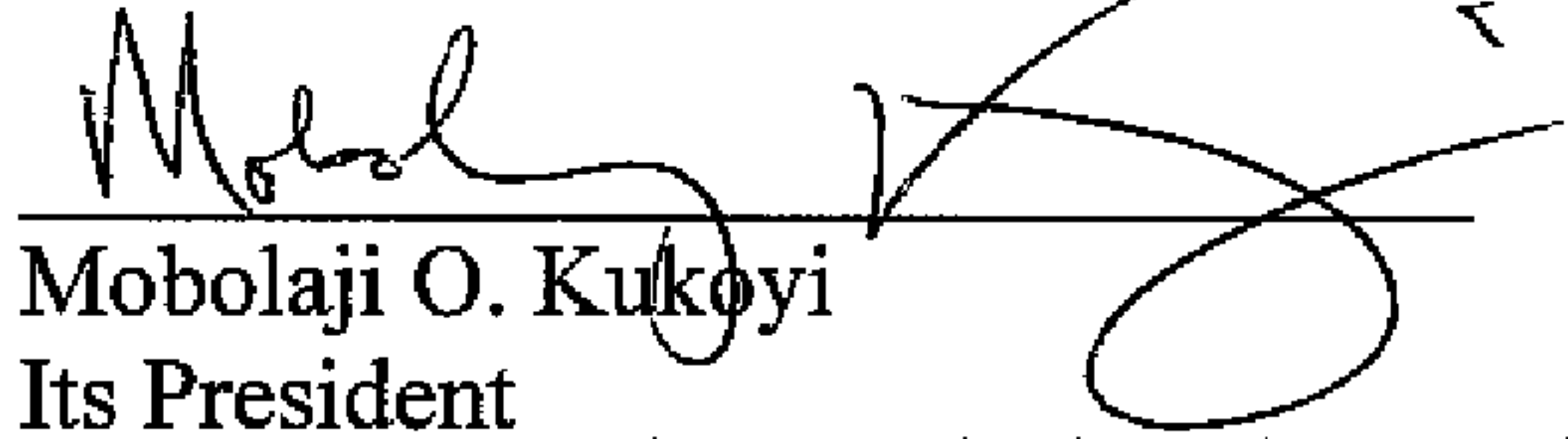
The consideration set out herein is represented by a purchase money mortgage with Central State Bank, recorded simultaneously herewith.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of January, 2021.

Dynamic Civil Solutions, Inc.

By:


Mobolaji O. Kukoyi
Its President

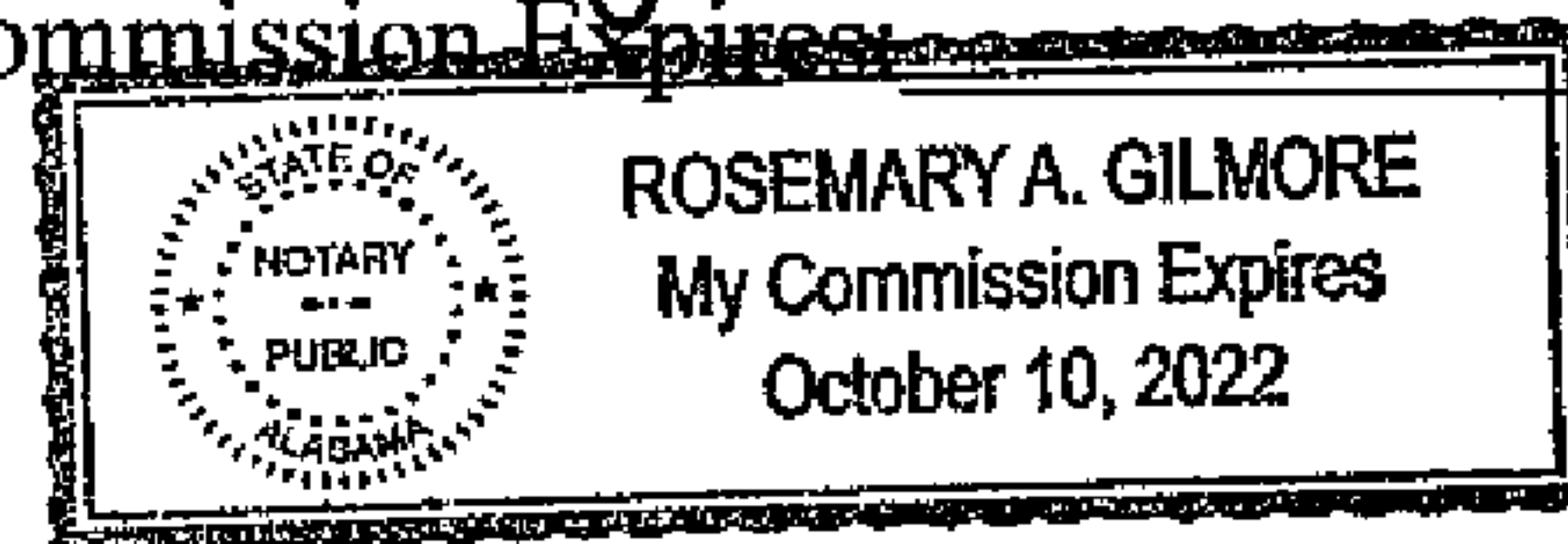
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mobolaji O. Kukoyi, whose name as President of Dynamic Civil Solutions, Inc, an Alabama corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26 day of January, 2021.


Notary Public
My Commission Expires:



Real Estate Sales Validation Form – FORM RT-1

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

Grantor's Name Dynamic Civil Solutions, Inc.
 Mailing Address 2210 2nd Avenue North
 Birmingham, AL 35203

Grantee's Name Vinehouse Nursery LLC
 Mailing Address 105 Plaza Circle
 Alabaster, AL 35007

Property Address 105 Plaza Circle
 Alabaster, Alabama

Date of Sale January 26, 2021
 Total Purchase Price \$625,000.00
 OR
 Actual Value \$ _____
 OR
 Assessor's Market Value \$ _____

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 Section 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 Section 40-22-1 (h).

Date _____

Print: Dynamic Civil Solutions, Inc.

☒ Unattested

(verified by)

Sign Mobolaji O. Kukoyi
 Mobolaji O. Kukoyi, Grantor



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
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 \$32.00 JESSICA
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Allen S. Bayl