

Grantor's Name: Union State Bank
Mailing Address: 3437 Lorna Road
Hoover, AL 35216

Grantees Name: Donohoo Auto, LLC
Mailing Address: 8122 Helena Road
Pelham, AL 35124

Property Address: Unimproved
Lot 14 Hayesbury
Pelham, AL
35124

Date of Sale: 05/23/2014
Total Purchase Price: \$ 35,000.00
Or
Actual Value
Or
Assessors Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. GREER, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Donohoo Auto, LLC

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THIRTY FIVE THOUSAND DOLLARS AND 00/100 (\$ 35,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, WE, UNION STATE BANK (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DONOHOO AUTO, LLC, a limited liability company, (herein referred to as Grantees) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 14, according to the final plat of Hayesbury Commercial Park, Phase I, as recorded in Map Book 30, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO

1. 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; proceeding 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.
2. 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.
3. Easements, liens or encumbrances, or claims therefore, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2014 and subsequent years and not yet due and payable.
7. Any prior reservation or conveyance, together with release of damage, of minerals of any kind and character, including, but not limited to oil, gas, sand and gravel in, on and under the land.
8. Easements and building line as shown on recorded map.
9. Declaration of Protective Covenants as recorded in Instrument #20021021000517410.

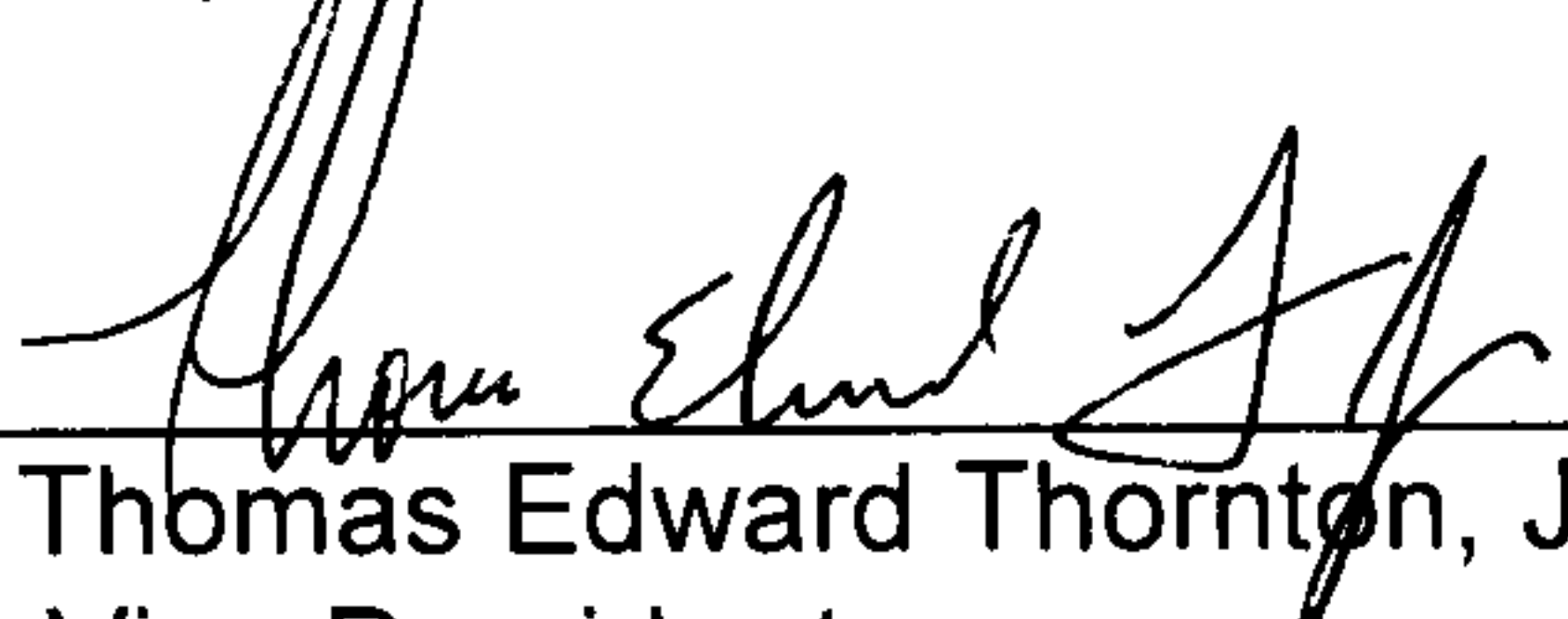
TO HAVE AND TO HOLD to the said GRANTEE, his or her or their heirs, devisees,

assigns, or its successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE(S), his, her, or their heirs devisees, executor and or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE(S), his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Thomas Edward Thornton, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal this 23rd day of May, 2014.


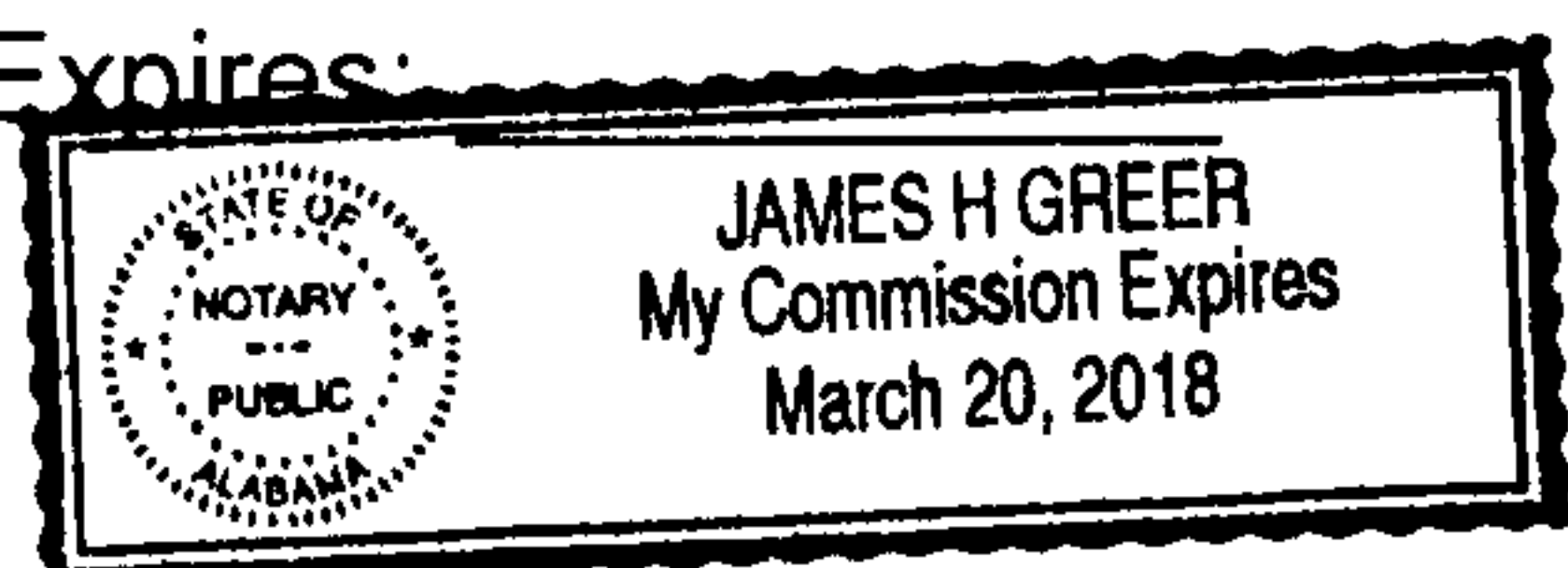
GRANTOR, **UNION STATE BANK**


BY: 
BY: Thomas Edward Thornton, Jr.
ITS: Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Thomas Edward Thornton, Jr. whose name as Vice President of **Union State Bank** 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 for and as the act of said corporation.

Given under my hand and official seal this 23rd day of May, 2014.


NOTARY PUBLIC
My Commission Expires: 


20140528000160380 2/2 \$52.00
Shelby Cnty Judge of Probate, AL
05/28/2014 11:31:11 AM FILED/CERT