

Value \$825,440 = \$825.50 tax
4 pages - \$23. Total \$848.50

20141114000359910 1/4 \$848.50
Shelby Cnty Judge of Probate, AL
11/14/2014 12:22:50 PM FILED/CERT

SEND TAX NOTICE TO:
TERRY C. ARGO, Trustee
PERSONAL AND CONFIDENTIAL
Argo Building Company
4501 7th Avenue
Birmingham, AL 35224

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 12 day of Nov., 2014, by TERRY C. ARGO, a single man (hereinafter referred to as the "Grantor"), to TERRY C. ARGO as Trustee of the TERRY C. ARGO QUALIFIED PERSONAL RESIDENCE TRUST (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on January 9, 2002, the real property described herein was conveyed by warranty deed which was recorded on January 15, 2002, in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #2002-02521 by ROBERT G. BURTON to TERRY C. ARGO; and

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein to Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to its heirs, executors and assigns forever.

And said Grantor hereby covenants and agrees with said Grantee, its heirs, executors, administrators and assigns, that he will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, TERRY C. ARGO as Trustee of the TERRY C. ARGO QUALIFIED PERSONAL RESIDENCE TRUST.

Shelby County, AL 11/14/2014
State of Alabama
Deed Tax: \$825.50

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

Nov IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12 day of Nov, 2014.

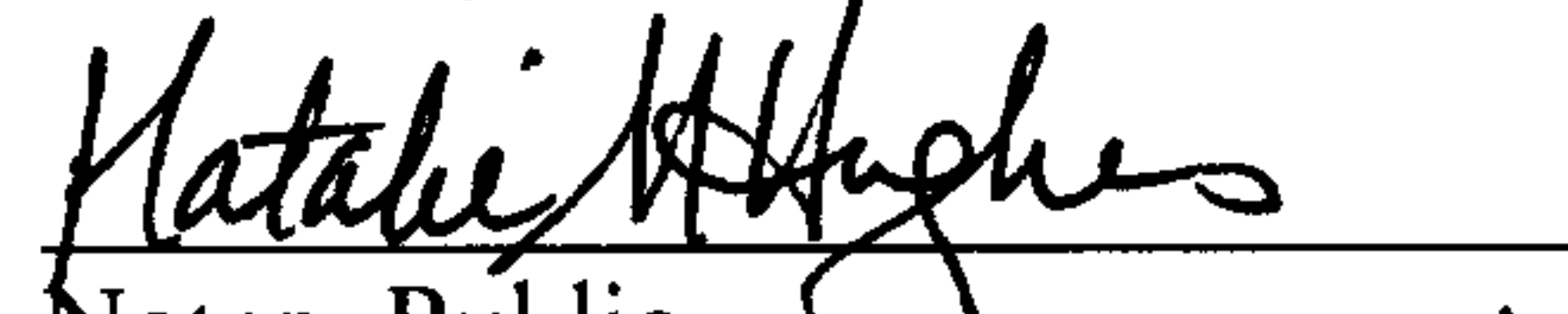

TERRY C. ARGO

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that TERRY C. ARGO, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 2014.


Natalie Hughes
Notary Public
My Commission Expires: 8/2/17

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, PC
600 Luckie Drive, Suite 310
Birmingham, AL 35223
(205) 871-0300


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EXHIBIT "A"

PARCEL I

Lot 4, according to the Survey of Hollybrook Lake, as recorded in Map Book 4, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II

A part of the SE 1/4 of the SE 1/4 of Section 13, Township 18, Range 1 West and a part of the SW 1/4 of the SW 1/4 of Section 18, Township 18 South, Range 1 East, lying in Shelby County, Alabama, being more particularly described as follows:

Begin at the northern most corner of Lot 4, according to the map of the Hollybrook Lake, as recorded in Map Book 4, Page 74, in the Office of the Judge of Probate, Shelby County, Alabama, for the point of beginning; thence run S70° 00'00"E along the north line of Lots 4 and 3 of said Hollybrook Lake Subdivision for a distance of 263.93 feet; thence run N5° 55'33.9"E for a distance of 65.09 feet to the water's edge of Hollybrook Lake; thence traveling along said water's edge run N14° 55'32.7"W for a distance of 50.99 feet; thence run N17° 08'59.3"W for a distance of 86.01 feet; thence run N33° 26'03.8"W for a distance of 66.13 feet; thence run N55° 53'45.6"W for a distance of 114.98 feet; thence run N39° 51'25"W for a distance of 54.36 feet; thence run N30° 53'28.2"W for a distance of 41.50 feet; thence S54° 46'15.7"W for a distance of 71.25 feet; thence run S11° 45'35.9"W for a distance of 68.95 feet; thence S01° 13'18.4"E for a distance of 86.23 feet; thence run S20° 35'14"E for a distance of 24.67 feet; thence run S21° 22'47.4"E for a distance of 91.30 feet to the point of beginning. Containing 1.567 acre more or less.

SUBJECT TO:

1. Subject to Ad valorem taxes for the current year
2. Restrictions, conditions, limitations and easements as set forth in Deed Book 222, page 175. Parcel I
3. Right of way granted to Hollybrook Lake Corporation in Deed Book 326, page 427; Deed Book 87, page 813; Real Book 195, page 993 and Real Book 224, page 236. Parcel I
4. Rights, if any, granted to the Water Works Board of the City of Birmingham in Real Book 69, page 430. Parcel I
5. Rights, if any, granted to John R. Darnell in Real Book 87, page 815. Parcel I
6. Rights, if any, granted to John Randolph in Real Book 87, page 809. Parcel I
7. Rights, if any, granted to Dorothy Shaw in Real Book 87, page 811. Parcel I
8. Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 242, page 148. Parcel I
9. Mineral and mining rights and all rights incident thereto in Deed Book 113, page 176. Parcel I
10. Riparian rights and rights of others to use lake existing from subject property being bordered by water. Parcel I
11. Restrictions as set forth in Instrument #1996-9016; Instrument #1997-4304; Instrument #1998-20485 and Instrument #1998-20486. Parcel I
12. Right of way in favor of Alabama Power in Volume 221, page 119 and Volume 233, page 128. Parcel II
13. Oil, gas and mineral lease recorded in Volume 322, page 87, and Volume 336, page 432. Parcel II
14. Right of way in favor of Water Works Board of Birmingham in Real Volume 69, page 430. Parcel II
15. Restrictions, conditions and limitations as recorded in Instrument 1999-44784, Instrument 1999-44785, Instrument 1999-44790 and Deed Volume 285, page 722. Parcel II
16. Easement agreement by and between Sidney W. Smyer III and Hollybrook Lake Corporation in Instrument 1999-44788. Parcel II
17. Less and except any part of subject property which lies within roadway, right of way or waterway. Parcel I and II
18. Coal, oil, gas and mineral and mining rights and all rights incident thereto.
19. All easements, restrictions and rights-of-way of record.



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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 Terry C. Argo
Mailing Address 4501 7th Avenue
Birmingham, AL 35224

Grantee's Name Terry C. Argo
Mailing Address 4501 7th Avenue
Birmingham, AL 35224

Property Address Holly Brook Lake

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$



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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 tax records \$825,440

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 Nov 12, 2014

Unattested

(verified by)

Print Terry C. Argo

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1