
20150908000313170 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
09/08/2015 02:54:49 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **CHRISTIAN BROTHERS HOOVER, LP**, a Texas limited partnership ("Grantor"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **PATRICIA EMILY SCANLAN**, Personal Representative of the Last Will and Testament/Estate of Nick G. Striglos, deceased, of Sarasota County, State of Florida ("Grantee"), her successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) any matters which a current survey or inspection of the Property would reveal, (4) any and all rights, title and interests arising out of any prior grants and reservations of oil, gas, coal and other minerals affecting the Property.

For purposes of ad valorem tax appraisal only, the mailing address of the Property is 1800 Southpark Drive, Hoover, Alabama 35244. The mailing address of Grantee is 10 Katrina Court, Orinda, California 94563.

TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, Grantee's successors and assigns, FOREVER.

Grantor does covenant with Grantee, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances except as hereinabove provided, that Grantor has a good right to sell and convey the same to Grantee, Grantee's heirs and assigns, and that Grantor will warrant and defend the premises to

THIS INSTRUMENT PREPARED BY:

Lee M. Russell, Jr.
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000

(7/13/15)

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Grantee, Grantee's heirs and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

By Grantee's acceptance of this Deed, Grantee agrees that (i) neither Grantee or any successor or assign of Grantee to the Property shall use or permit any other party to use any portion of the Property in any manner that interferes with the rights of Grantor, Christian Brothers Automotive Corporation ("CBAC") or any affiliate, sublessee or franchisee of either Grantor of CBAC to use the Property pursuant to the terms of any lease or other agreement, and (ii) Grantor shall not be responsible or liable to Grantee for any conditions affecting the Property, as Grantee is purchasing the same "AS IS", "WHERE IS" and "WITH ALL FAULTS."

THE PURPOSE OF THIS CORRECTIVE WARRANTY DEED IS TO CORRECT THE GRANTEE, IN THAT CERTAIN SPECIAL WARRANTY DEED FROM CHRISTIAN BROTHERS HOOVER, LP, TO NICK G. STRIGLOS, TRUSTEE OF THE NICK G. STRIGLOS REVOCABLE INTER VIVOS TRUST DATED DECEMBER 1, 2011, FILED WITH THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA ON JANUARY 24, 2012 AS DOCUMENT NO. 20120124000028200, BECAUSE SAID TRUST WAS NEVER PROPERLY FUNDED, CREATED OR IN EXISTENCE. THUS, BY VIRTUE OF THIS CORRECTIVE WARRANTY DEED, THIS SUBJECT PROPERTY BECOMES THE PERSONAL ASSET OF THE ESTATE OF THE PERSONAL REPRESENTATIVE NAME HEREIN IN SUCH CAPACITY.


IN WITNESS WHEREOF, Christian Brothers Hoover, LP, a Texas limited partnership, has caused this instrument to be executed in its name and behalf by Mark A. Carr, in his capacity as President of Christian Brothers Management, LLC, a Texas limited liability company, its sole general partner, and its seal affixed this 1st day of September 2015.

CHRISTIAN BROTHERS HOOVER, LP, (SEAL)
a Texas limited partnership

By: Christian Brothers Management, LLC,
a Texas limited liability company
Its sole general partner

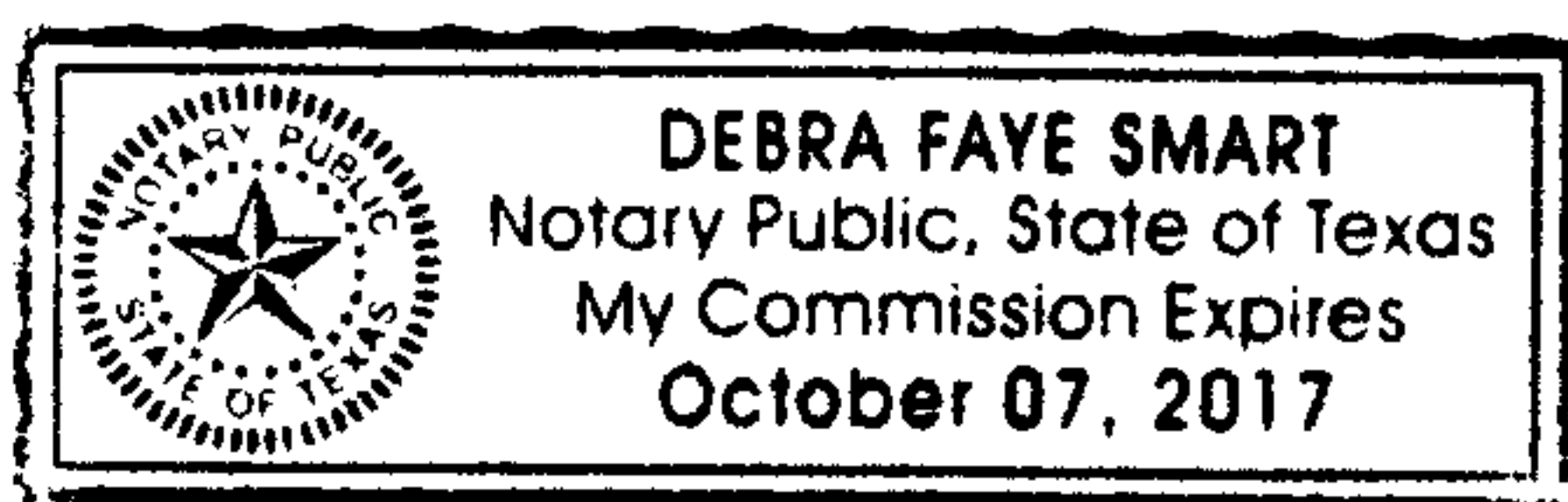
By: _____
Mark A. Carr
President

STATE OF TEXAS
HARRIS COUNTY


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I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Mark A. Carr, whose name as President of Christian Brothers Management, LLC, a Texas limited partnership, the general partner of Christian Brothers Hoover, LP, a Texas limited partnership, 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 officer of such limited liability company, and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as general partner of said limited partnership as of the date hereof.

Given under my hand this 1st day of September, 2015.



Debra F. Smart (SEAL)
Notary Public
My Commission Expires: 10/7/2017

EXHIBIT "A"

Lot 13A, according to the map or survey of amended Resurvey of Lot-13 Southpark, as recorded in Map Book 32, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama

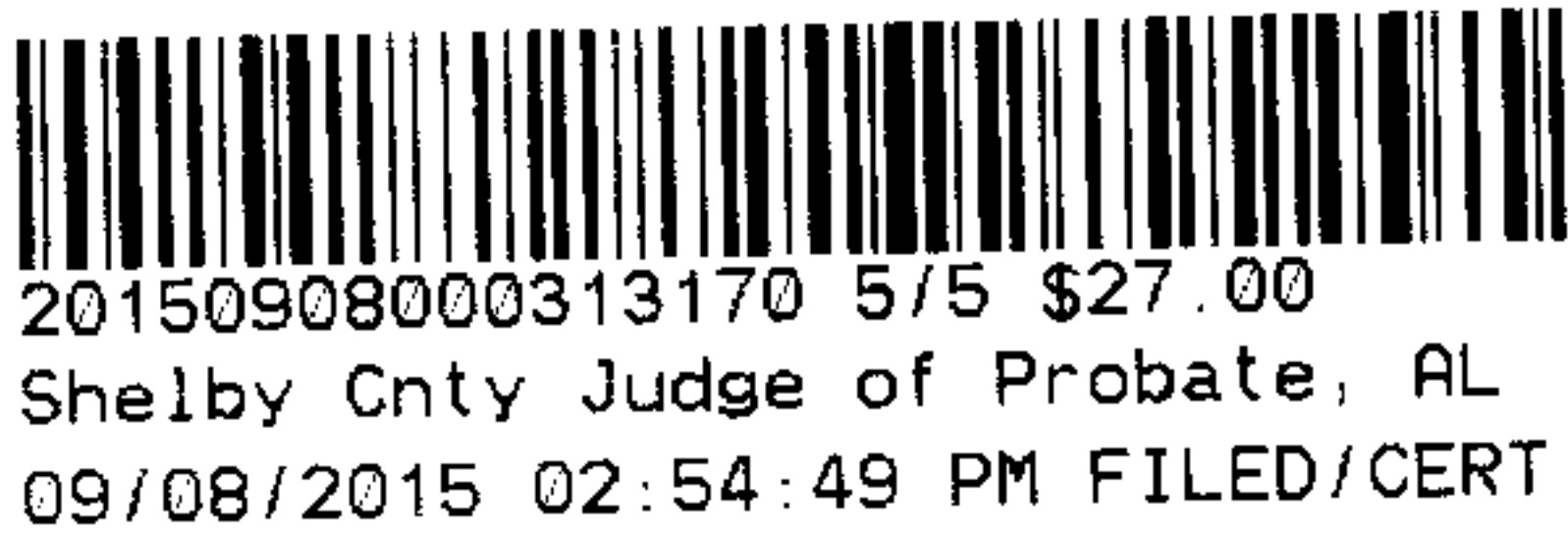


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Real Estate Sales Validation Form

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

Grantor's Name Christian Brothers Hoover, LP Grantee's Name Patricia Emily Scanlan, Personal Representative, as aforesaid
Mailing Address 17725 Katy Freeway, Suite 200 Mailing Address 10 Katrina Court
Houston, Texas 77094 Orinda, California 94563
Property Address 1800 Southpark Drive Date of Sale , 2015
Hoover, Alabama 35244



Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$646,530 (no tax due-Corrective)

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Revenue Commissioner
☐ Closing Statement

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).

CHRISTIAN BROTHERS HOOVER, LP,
a Texas limited partnership

By: Christian Brothers Management, LLC,
a Texas limited liability company
Its sole general partner

By: Mark A. Carr
President

DATE: 9/1, 2015

Unattested (verified by)

(Grantor/Grantee/Owner/Agent) circle one