

This Instrument Prepared By:

\$330,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

§
§
§

SPECIAL WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED THIRTY THOUSAND DOLLARS AND NO/100 (\$330,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADITONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.,** (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **DAVID L. VEAZEY and MONIKA O. VEAZEY** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

This conveyance is made to Grantee/s absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Restrictive Covenants contained in instrument recorded in Instrument #20091230000477350 and amended in Instrument #20100518000154990 and Instrument #20110913000270280.
5. Sewer and utility easement as recorded in Instrument #2003-71329.
6. Terms, conditions, obligations, rules, regulations and by-laws of Bent River Commons Owners Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #1999-04401.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 10th day June, 2016.

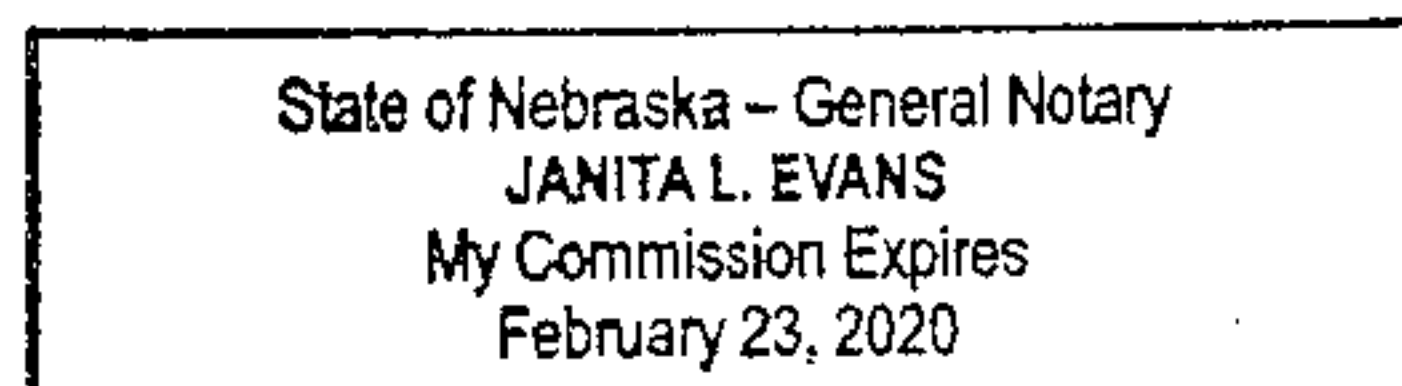
N. P. Dodge, Jr.

N. P. DODGE, JR., as TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.

STATE OF Nebraska
COUNTY OF Douglas

I, the undersigned Notary Public, in and for said State, hereby certify that N. P. DODGE, JR., whose name is signed to the foregoing conveyance as TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same on behalf of and as the act and deed of THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., in his capacity as TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of June, 2016.
(AFFIX NOTARIAL SEAL)



Janita L. Evans
NOTARY PUBLIC
My Commission Expires: 2/23/2020

PROPERTY ADDRESS:

4441 Cahaba River Blvd.
Hoover, Alabama 35216

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

EXHIBIT "A"

LOT 11, ACCORDING TO THE SURVEY OF FINAL PLAT FOR BENT RIVER, PHASE IV,
AS RECORDED IN MAP BOOK 41, PAGE 64 A AND B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

20160629000226510 06/29/2016 01:33:29 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2016 01:33:29 PM
\$350.00 CHERRY
20160629000226510

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.