

This instrument prepared by:
Leslie M. Klasing
Waldrep Stewart & Kendrick, LLC
2323 2nd Avenue North
Birmingham, Alabama 35203
(205) 254-3216

Send Tax Notice to:
Samer Hamid
Legacy Motors, LLC
2900 Pelham Parkway
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of \$175,000.00 to the undersigned grantor, in hand paid by Samer Hamid (the "Grantee"), the receipt of which is hereby acknowledged, Mary Elizabeth Burton, also known as Mary E. Burton, also known as M. Elizabeth Burton, an unmarried woman, by Billy Pounds as Attorney-in-Fact as shown by the Power of Attorney recorded in Instrument # * , (the "Grantor") does hereby grant, bargain, sell and convey unto Grantee that certain real property and the improvements thereon situated in the County of Jefferson, State of Alabama, more particularly described as set forth on the attached Exhibit A. Mary Elizabeth Burton, also known as Mary E. Burton, is the surviving grantee of that certain deed dated August 2, 2007, recorded in Instrument #20070809000373250, the other grantee, Archie Burton, having died on or about January 27, 2010.

* Inst # 20170302000072830

This grant is subject to those matters described in Exhibit B that is attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantee and his heirs, executors, administrators and assigns forever.

And Grantor does for herself and for her heirs, executors, and administrators covenant with the Grantee, his heirs, executors, administrators and assigns that she is lawfully seized in fee simple of the Property; that it is free from all encumbrances; that she has a good right to sell and convey the Property; that she will and her heirs, executors, and administrators shall warrant and defend the same to the Grantee, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed this the 28th day of February, 2017.

GRANTOR:

Mary Elizabeth Burton By Billy Pounds
Mary Elizabeth Burton, by Billy Pounds As Attorney in Fact
As Attorney-in-Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said State and in said County, hereby certify that Billy Pounds, as Attorney-in-Fact for Mary Elizabeth Burton, also known as Mary E. Burton, also known as M. Elizabeth Burton, 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 and with full authority as an act for said Mary Elizabeth Burton, on the day the same bears date.

Given under my hand and official seal on this the 28th day of February, 2017.

Emily Taylor
Notary Public
My Commission Expires: 8/30/2020

(24450.001, deed)


20170302000072830 1/4 \$200.00
Shelby Cnty Judge of Probate, AL
03/02/2017 11:42:58 AM FILED/CERT

Shelby County, AL 03/02/2017
State of Alabama
Deed Tax: \$175.00

EXHIBIT A

Parcel I:

Lot 7, according to the Survey of Keystone Commercial Complex, as recorded in Map Book 21, page 62, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 25, thence run East along the North section line 583.37 feet, thence turn right 80° 45' 00" and run Southerly 39.16 feet to the point of beginning; thence continue last course 92.23 feet; thence turn left 88° 00' 03" and run Easterly 192.38 feet to a point on the Westerly right of way of U. S. Highway #31; thence turn left 99° 41' 06" and run Northerly 106.00 feet along said right of way; thence turn left 84° 16' 41" and run Westerly 178.19 feet to the point of beginning; being situated in Shelby County, Alabama.



20170302000072830 2/4 \$200.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT B

PERMITTED EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. All taxes for the year **2017** and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims or easements, not shown by the public records.
6. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Such state of facts as shown on recorded subdivision plat, as applicable.
9. Any prior reservation or conveyance, together with release of damages or minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
10. Less and except any portion of subject property lying within a road right of way.
11. Restrictions as shown by recorded on Map Book 21, Page 62.
12. 15 foot sanitary sewer easement on South Line as shown by Map Book 21, Page 62.
13. Existing Montgomery to Nashville Telephone Line and Pelham Sanitary Sewer Easement as shown on Map Book 21, Page 62.
14. Easement to Postal Telegraph Cable Company, as recorded in Deed Book 80, Page 41, in the Probate Office of Shelby County, Alabama.
15. Right of way to Shelby County, Alabama, recorded in Deed Book 167, Page 357 and Final Record 16, Page 65, in the Probate Office of Shelby County, Alabama.
16. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 102, Page 204, Deed Book 170, Page 245, Deed Book 170, Page 277 and Deed Book 172, Page 426 in the Probate Office of Shelby County, Alabama.
17. Mineral and mining rights and rights incident thereto, Exceptions and Easements recorded in Deed Book 303, Page 226, in the Probate Office of Shelby County, Alabama.
18. Right of way to City of Pelham, recorded in Deed Book 337, Page 525, in the Probate Office of Shelby County, Alabama.


20170302000072830 3/4 \$200.00
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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 Mary E. Burton a/k/a M. Elizabeth Burton Grantee's Name Samer Hamid
Mailing Address 1200 3rd Avenue West Mailing Address Legacy Motors, LLC
Birmingham, AL 35208 2900 Pelham Parkway
Pelham, AL 35124
Property Address 3420 Pelham Parkway Date of Sale _____
Pelham, AL 35124 Total Purchase Price \$ 175,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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).

Date 2/28/2017

Print Mary E. Burton a/k/a M. Elizabeth Burton

Unattested

Gmily Taylor
(verified by)

Sign

Mary E Burton By Billy Pounds

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20170302000072830 4/4 \$200.00
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