

SEND TAX NOTICES TO:
DONOHOOAUTO, LLC
Attn: Christopher Paul Donohoo
8122 Helena Road
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

Page 1

[SIGNATURE PAGE – STATUTORY WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24 day of March, 2017.

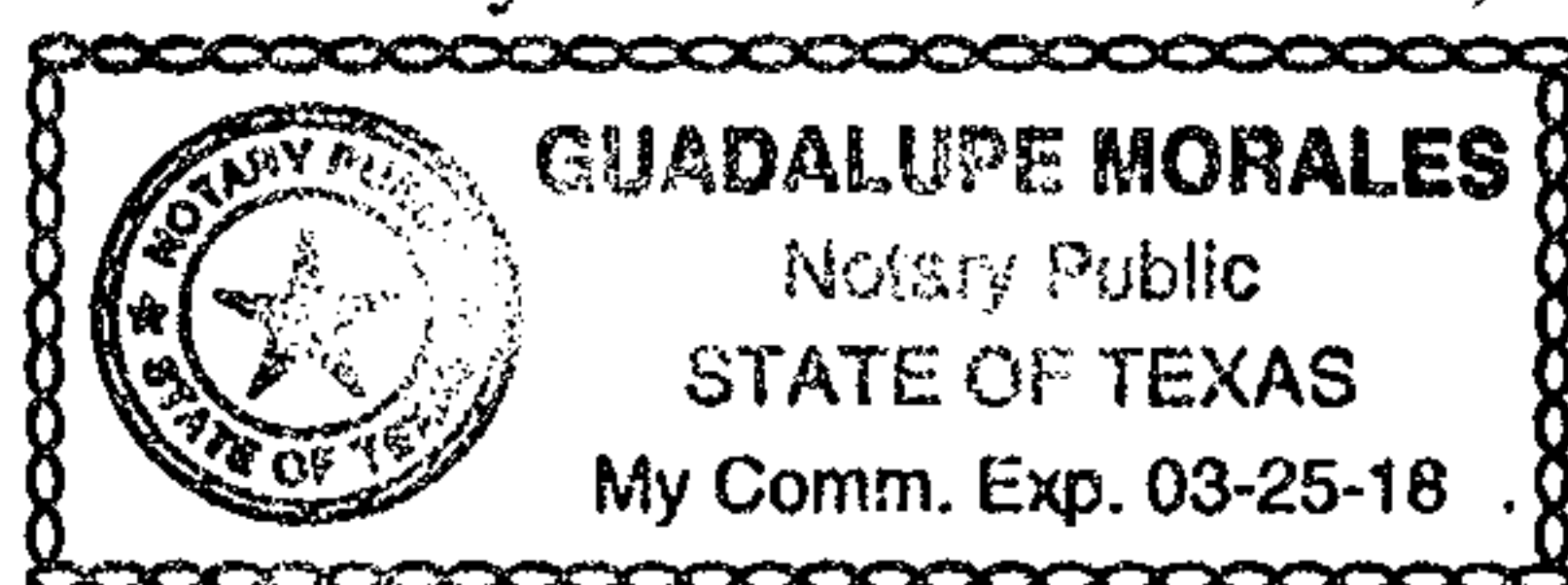
BRANCH BANKING AND TRUST COMPANY

By: [Signature]
Print Name: Randall Jenkins
Title: Senior Vice President

STATE OF Texas
Dallas COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Jenkins, whose name as officer/member/manager/authorized agent of BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation, 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/she, as such officer/member/manager/authorized agent, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 24 day of March, 2017.



[Signature]
NOTARY PUBLIC
My Commission Expires: 03-25-18

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

[D- 8620]

EXHIBIT "A"

Lots 10 and 11, 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: i) taxes and assessments for the year 2017 and subsequent years, constituting a lien but which is not yet payable; ii) less and except easements as shown on recorded ; iii) easement to the City of Pelham recorded in Real 143, page 358 and Real 143, Page 382; iv) right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 197, Page 359; Volume 101, Page 550, and Volume 217, Page 88; v) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 203, page 438; vi) restrictions appearing of record in Instrument No. 20021021000517410, specifically omitting any covenant, condition or restriction indicating a preference, limitation; or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such violate 42 USC 3604(c); and v) any coal, oil, gas and mineral and mining rights which are not owned by Grantor.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	<u>BRANCH BANKING AND TRUST COMPANY</u>	Grantee's Name:	<u>DONOHOOAUTO, LLC,</u>
Mailing Address:	<u> </u> <u> </u>	Mailing Address:	<u>8122 Helena Road,</u> <u>Pelham, Alabama 35124</u> <u> </u>
Property Address:	<u>8122 Helena Road</u> <u>Pelham, AL 35124</u>	Date of Sale:	<u>March , 2017</u>
		Total Purchase Price:	<u>\$55,000.00</u>
		Or	
		Actual Value:	<u> </u>
		Or	
		Assessor's Market Value:	<u> </u>

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: _____
<u>XXX</u>	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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]

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 § 40-22-1(h).

Date: March 7, 2017

BRANCH BANKING AND TRUST COMPANY
(Grantor)

By: [Signature]
Print Name: Russell T. Givens
Title: Senior Vice President



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/14/2017 08:44:45 AM
\$82.00 CHERRY
20170314000085280

[Signature]