

This Instrument Prepared By: \$925,000.00 Purchase Price



HARPOLE LAW, LLC

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Telephone (251)928-5856

STATE OF ALABAMA §
 § WARRANTY DEED
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO/100 (\$925,000.00), and other good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **DENTAL ARTS PARTNERS, LLC, an Alabama Limited Liability Company,** (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY in fee simple unto **AnSo HAPPY, LLC, an Alabama Limited Liability Company,** (hereinafter referred to as **GRANTEE**), the following real property located in Shelby County, Alabama:

LOT NUMBERS 24 AND 25, AND THE NORTH ½ OF LOT 26, IN BLOCK 3, ACCORDING TO NICKERSON-SCOTT SURVEY, AS RECORDED IN MAP BOOK 3, PAGE 34 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT THE WEST 50 FEET OF LOTS 24, 25 AND 26.

SAID REAL ESTATE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 24, SAID CORNER BEING THE INTERSECTION OF THE SOUTHERLY LINE OF 7TH AVENUE AND THE WESTERLY LINE OF 2ND STREET; FROM SAID CORNER RUN THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF 2ND STREET 168.89 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90° 00' AND RUN WESTERLY 185.20 FEET ALONG THE SOUTHERLY LINE OF THE NORTH ½ OF SAID LOT 26; THENCE AN ANGLE TO THE RIGHT OF 89° 00' AND RUN NORTHERLY 149.28 FEET TO THE SOUTHERLY RIGHT OF WAY OF 7TH AVENUE; THENCE AN ANGLE TO THE RIGHT OF 85° 02' AND RUN EASTERLY ALONG SAID RIGHT OF WAY 188.83 FEET TO THE POINT OF BEGINNING.

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE IS MADE SUBJECT TO:

- 1. Taxes for the year 2017, which became a lien as of October 1, 2016, but are not due and payable until October 1, 2017.
- 2. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
- 3. Right-of-Way granted to Alabama Power Company, recorded in Volume 328, Page 955; Volume 138, Page 84; Volume 192, Page 496; Volume 60, Page 66; Volume 57, Page 379; Volume 48, Page 617; Volume 113, Page 320; Instrument No. 19801006000113010 and Instrument No. 20161018000382070 in the Probate Office for Shelby County, Alabama.

- 4. Easement to Alabama Telephone and Telegraph Company, recorded in Volume 109, Page 191 in the Office of the Judge of Probate for Shelby County, Alabama.
- 5. Right-of-Way granted to Shelby County, recorded in Volume 167, Page 483 in the Office of the Judge of Probate for Shelby County, Alabama.
- 6. Sidewalk Right-of-Way granted to City of Alabaster, recorded in Instrument No. 20170322000095690 in the Office of the Judge of Probate for Shelby County, Alabama.
- 7. Easements, restrictions, setback lines, notes and other matters as shown on map or plat recorded in Map Book 3, Page 34 in the Office of the Judge of Probate for Shelby County, Alabama.
- 8. 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.

And GRANTOR does for itself and for its successors and assigns, warrant and covenant with the said GRANTEE, as well as with it successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is in quiet and peaceable possession thereof; that the real property is free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has caused this conveyance to be executed under seal on this _____ day of June, 2017.

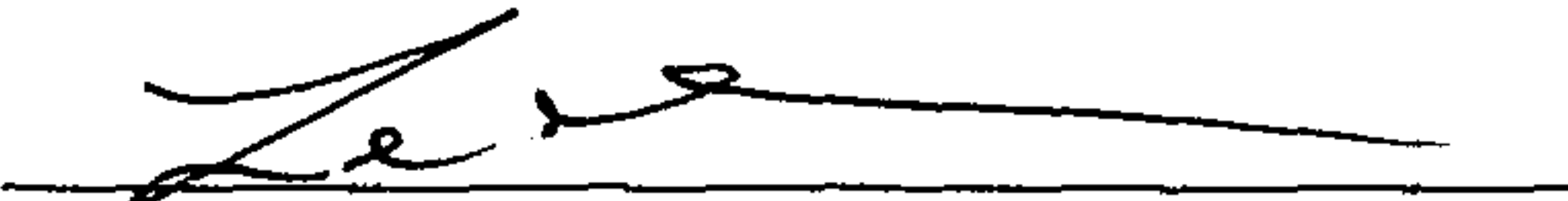
DENTAL ARTS PARTNERS, LLC, an
Alabama Limited Liability Company



Timothy S. Blair, Manager

STATE OF ALABAMA §
 § ss.
Jefferson COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that, Timothy S. Blair, whose name as Manager, on behalf of DENTAL ARTS PARTNERS, LLC, an Alabama Limited Liability Company, 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 the foregoing instrument, he as such Manager and with full authority, executed the same voluntarily, for and as the act of DENTAL ARTS PARTNERS, LLC, on the day the same bears date.

Given under my hand and official seal on this the 5th day of June, 2017.


Notary Public
My Commission Expires: MY COMMISSION EXPIRES 04/28/19

 **PROPERTY ADDRESS:**
144 122 7th Avenue Northeast
Alabaster, Alabama 35007

GRANTEE'S ADDRESS:
P.O. Box 43023
Cahaba Heights, AL 35243

GRANTOR'S ADDRESS:
1616 2nd Avenue South
Suite 100
Birmingham, Alabama 35233

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>Dental Arts Partners, LLC</u>	Grantee's Name	<u>AnSo Happy, LLC</u>
Mailing Address	<u>1616 2nd Avenue South</u>	Mailing Address	<u>P.O. Box 43023</u>
	<u>Suite 100</u>		<u>Cahaba Heights, AL 35243</u>
	<u>Birmingham, AL 35233</u>		
Property Address	<u>144 7th Ave. NE</u>	Date of Sale	<u>June 6, 2017</u>
	<u>Alabaster, AL</u>	Total Purchase Price	<u>\$ 925,000.00</u>
	<u>35007</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 _____	Print <u>Trinity S. Blaw</u>
Unattested _____	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2017 09:07:42 AM
\$71.00 CHERRY
20170607000199880

A handwritten signature, likely of Judge James W. Fuhrmeister, is written in dark ink.