

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Squirrels Realty LLC
Driver Development, LLC

8379 Old Hwy 280
Chelsea, AL 35043

File No.: MV-17-23924

WARRANTY DEED

20170724000262670 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
07/24/2017 10:28:22 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Six Thousand Dollars and No Cents (\$66,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Juanita Vickers Howard, Probate Case # PR-2017-000352, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Squirrels Realty LLC and Driver Development, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of July, 2017.

ESTATE OF JUANITA VICKERS HOWARD,
PROBATE CASE # PR-2017-000352, SHELBY
COUNTY, ALABAMA

By Dennis E. Howard
By Dennis E. Howard

Personal Representative

Personal Representative

Shelby County, AL 07/24/2017
State of Alabama
Deed Tax: \$66.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Dennis E. Howard as Personal Representative Estate of Juanita Vickers Howard, Probate Case # PR-2017-000352, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of July, 2017.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: 9-22-20

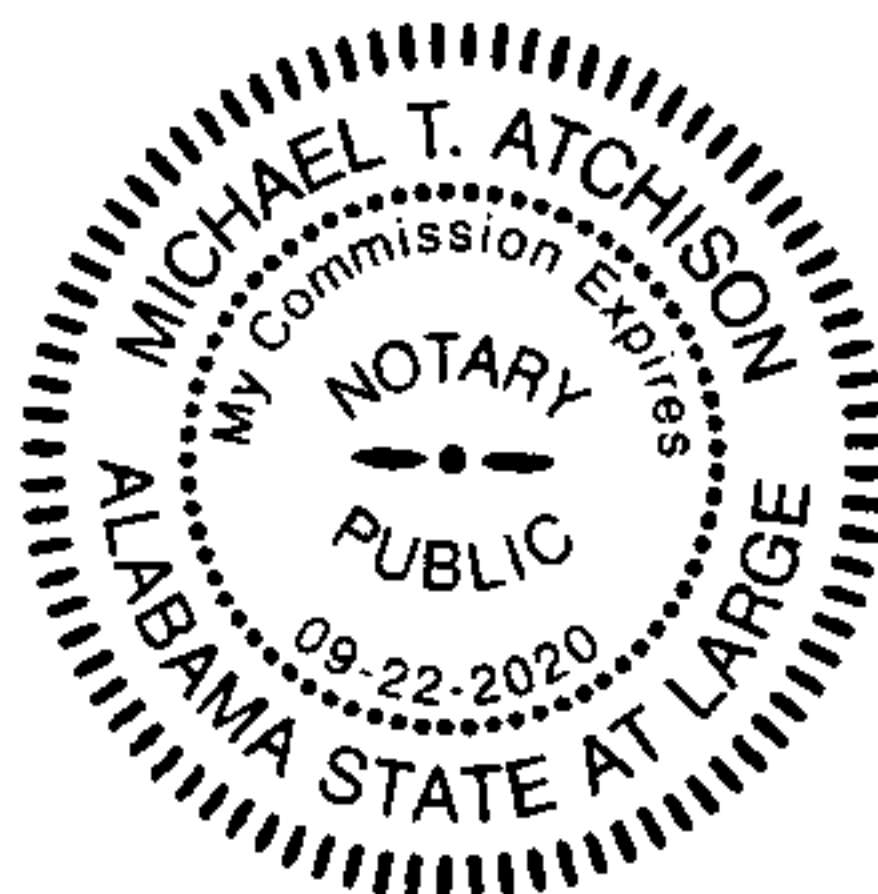


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 19 South, Range 1 West, situated in Shelby County, more particularly described as follows: Beginning at the southeast corner of said 1/4-1/4 section and run North along the East line of said Southwest Quarter of Southwest Quarter, 206 yards, more or less, to a public road leading from Chelsea to Williamson's Garage; run thence in a southwesterly direction along said road to a point, which is marked by an iron stake, 58 yards, more or less, from the West boundary of said Southwest Quarter of Southwest Quarter from said iron stake run back along said road in an easterly direction 173 feet for point of beginning of the lot herein conveyed; run thence in a southerly direction parallel with the Section line 210 feet; turn thence an angle of 90 degrees to the left and run 210 feet; turn thence an angle of 90 degrees to the left and run 210 feet, more or less, to said road; run thence in a westerly direction along said road 210 feet, more or less, to point of beginning. Situated in Shelby County, Alabama.



20170724000262670 2/3 \$87.00
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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 Estate of Juanita Vickers Howard,
Probate Case # PR-2017-000352,
Shelby County, Alabama

Mailing Address 4824 Hwy 39
Chelsea AL 35043

Property Address 1035 Hwy. 39
Chelsea, AL 35043

Grantee's Name Squirrels Realty LLC
Driver Development, LLC

Mailing Address 8379 Old Hwy 280
Chelsea AL 35043

Date of Sale July 17, 2017
Total Purchase Price \$66,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 of 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 July 07, 2017

Print Estate of Juanita Vickers Howard, Probate Case #
PR-2017-000352, Shelby County, Alabama

☐ Unattested

(verified by)

Sign

Dennis E. Howard

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1