

This Instrument was Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

Send Tax Notice To: Hirano Ha Karate Do Association, LLC
604 Main Street
Montevallo, AL 35115

File No.: 44444-17-0024

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of One Dollar and Other Good and Valuable Consideration (\$1.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantees herein, the receipt of which is acknowledged, the undersigned, David McDonald Pope, whose address is 604 Main Street, Montevallo, AL 35115, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Hirano Ha Karate Do Association, LLC**, whose address is 604 Main Street, Montevallo, AL 35115, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 604 Main Street, Montevallo, AL 35115; to wit:

28 Main Street South, more particularly described as: A part of Lot 41 according to the original plan of Town of Montevallo, Alabama, more particularly described as follows: Beginning at the intersection of the South line of Main Street with NE line of Shelby Street in the Town of Montevallo and run in a northeasterly direction along the South line of Main Street a distance of 44 feet; thence run in a southeasterly direction and parallel with the NE line of Shelby Street a distance of 109 1/2 feet; thence run in a southwesterly direction and parallel with the South line of Main Street a distance of 44 feet to the NE line of Shelby Street; thence run in a northwesterly direction along the NE line of Shelby Street a distance of 109 1/2 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for his heirs and assigns, covenant with said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2017 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that he has good right to sell and convey the same aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of July, 2017.

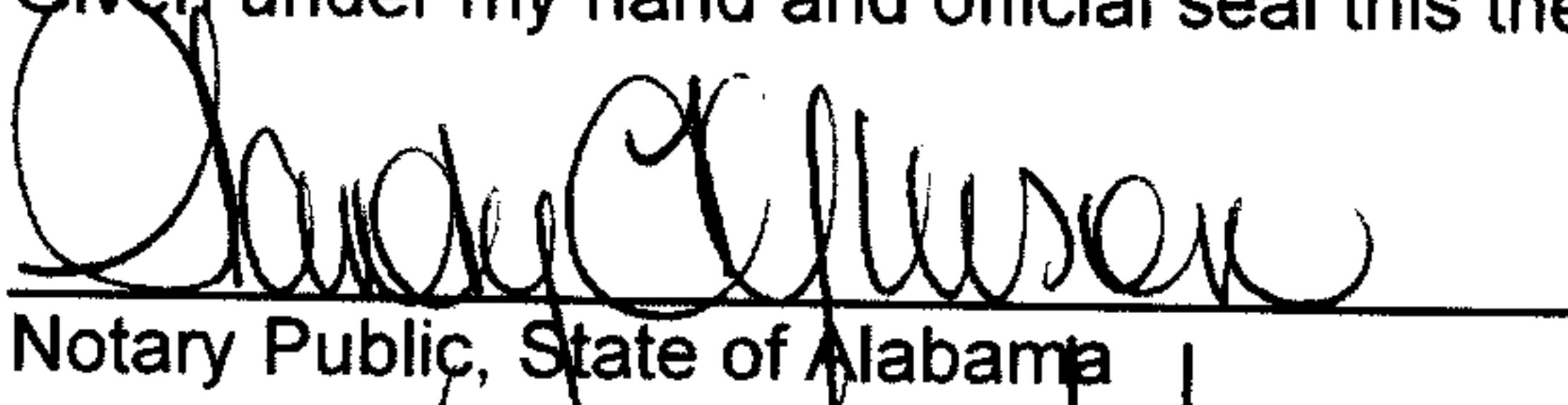

David McDonald Pope

State of Alabama

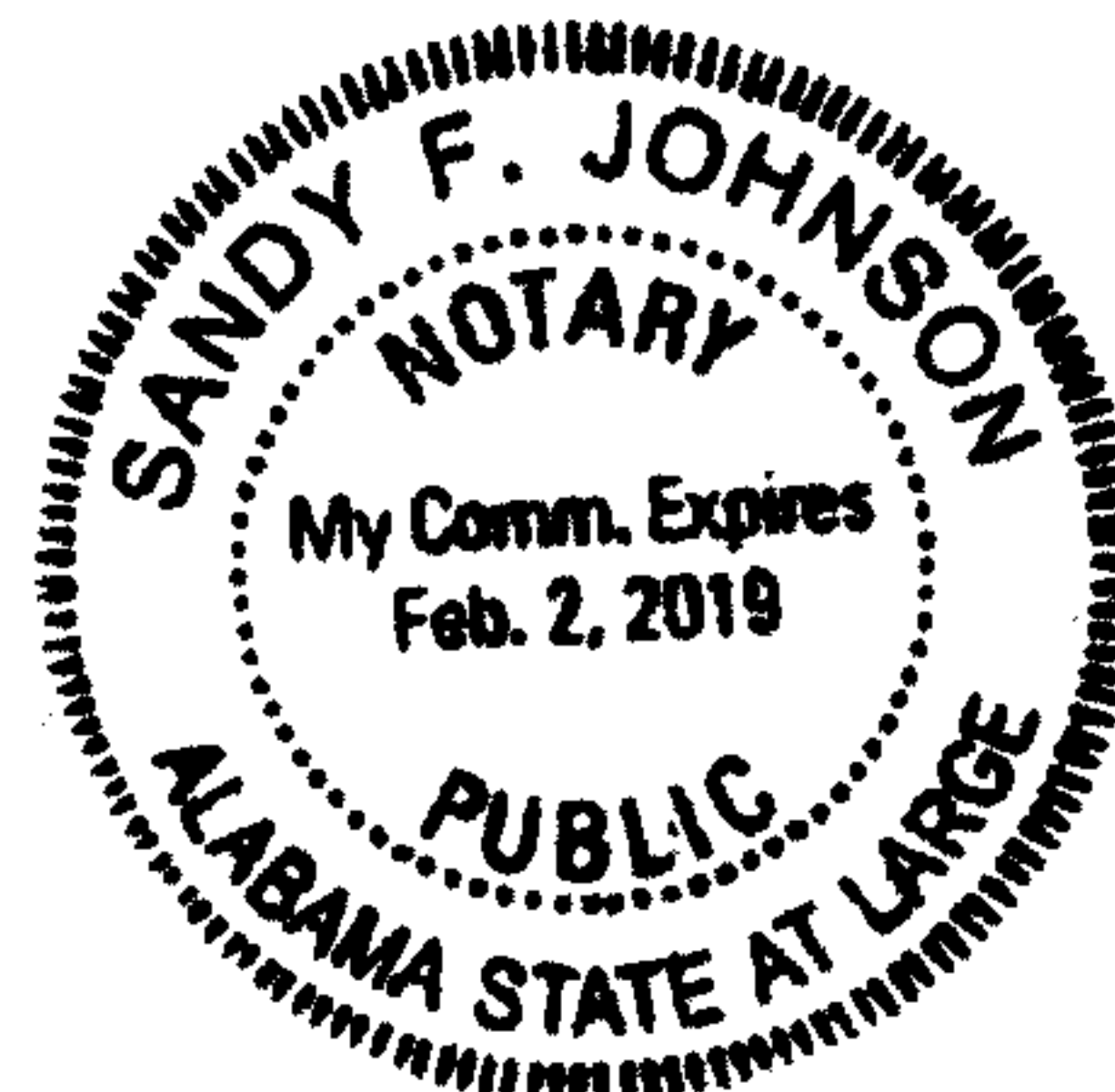
County of Shelby

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that David McDonald Pope, 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.

Given under my hand and official seal this the 27th day of July, 2017.


Notary Public, State of Alabama

My Commission Expires: 2/2/19



Real Estate Sales Validation Form

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

Grantor's Name David McDonald Pope
Mailing Address 604 Main Street
Montevallo, AL 35115

Grantee's Name Hirano Ha Karate Do Association, LL
Mailing Address 604 Main Street
Montevallo, AL 35115

Property Address 604 Main Street
Montevallo, AL 35115

Date of Sale 7/27/2017
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 167,000.00

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 Assessed Value

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 7/27/17

Print Sandy F Johnson

Sign [Signature]

 Unattested

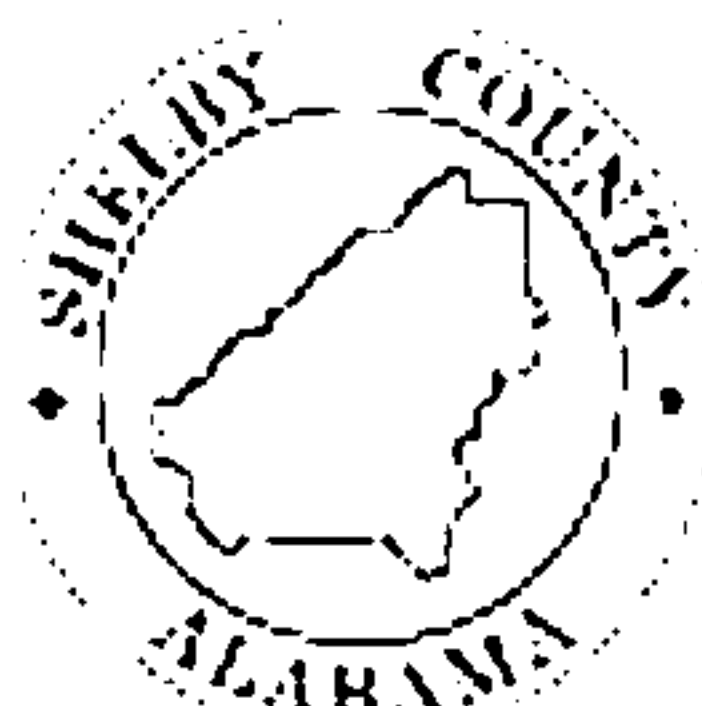
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20170728000271410 07/28/2017 01:04:48 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/28/2017 01:04:48 PM
\$185.00 JESSICA
20170728000271410

[Signature]