


This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Dobkowski's Hot Rod Shop, LLC
161 New Venture Way
Alabaster, Alabama 35007

WARRANTY DEED


20170802000277510 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/02/2017 10:08:19 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$125,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ESTATE OF JAMES O. HOUSE, III, DECEASED (SHELBY COUNTY PROBATE CASE # PR-2015-000789), BY SUSANA O. HOUSE AS PERSONAL REPRESENTATIVE and SUSANA O. HOUSE, AS TRUSTEE OF THAT CERTAIN TESTAMENTARY TRUST AS ESTABLISHED BY THE LAST WILL AND TESTAMENT OF JAMES O. HOUSE, III DATED OCTOBER 21, 1992**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **DOBKOWSKI'S HOT ROD SHOP, LLC**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

From the SE corner of the NE ¼ - SE ¼, Sec. 19, Township 21 South, Range 2 West, Shelby County, Alabama, run Westerly along the ¼ - ¼ line 116.31 feet to the West right of way line of County Highway No. 87; thence deflect right 90°36'22" and run along said R.O.W. line 1502.37 feet to the SE corner of the 8 acre parcel of land owned by Osmond Robinson and Thomas J. Ellison; thence deflect left 89°03'20" and run Westerly along the South line of said 8 acre tract 760 feet to the beginning point of the lot here described; from said point thus established, continue said course 409.98 feet; thence deflect right 89°03'20" and run in a Northerly direction and parallel to said road right of way line 212.5 feet to the South line of the Knox lot; thence deflect right 90°56'40" and run Easterly along the South line of said Knox lot 409.98 feet; thence deflect right 89°03'20" and run Southerly 212.5 feet, and back to the beginning point, and containing two (2) acres, more or less. According to the surveys made on subject lot, the lot bounded on the North and on the South, by W. M. Varnon, a Registered Land Surveyor.

Less and except a 20 foot of land evenly off the North side of subject lot for an easement for ingress and egress to the land West of subject lot.


Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.

5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.
7. Less and except a 20 foot of land evenly off the North side of subject lot for an easement for ingress and egress to the land West of subject lot
8. Subject to easement for ingress and egress filed in Deed Book 311, Page 482.
9. Right of way to Shelby County, Alabama recorded in Vol. 244, Page 129 and Vol. 239, Page 237, in the Probate Office of Shelby County, Alabama.
10. Mineral and mining rights and rights incident thereto and release of damages recorded in Vol. 352, Page 805 in the Probate Office of Shelby County, Alabama.
11. No buildings to be constructed within 35 feet of County Road 87. Only office buildings to be constructed between 35 foot setback and 100 foot setback of County Road 87. Plants, buildings & storage facilities to be at least 100 feet from County Road 87.

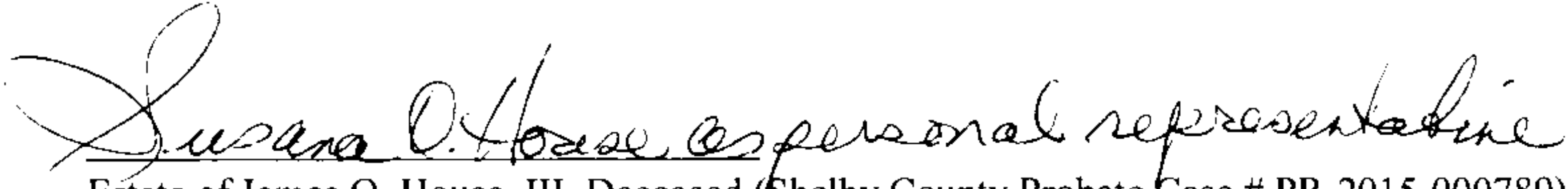
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

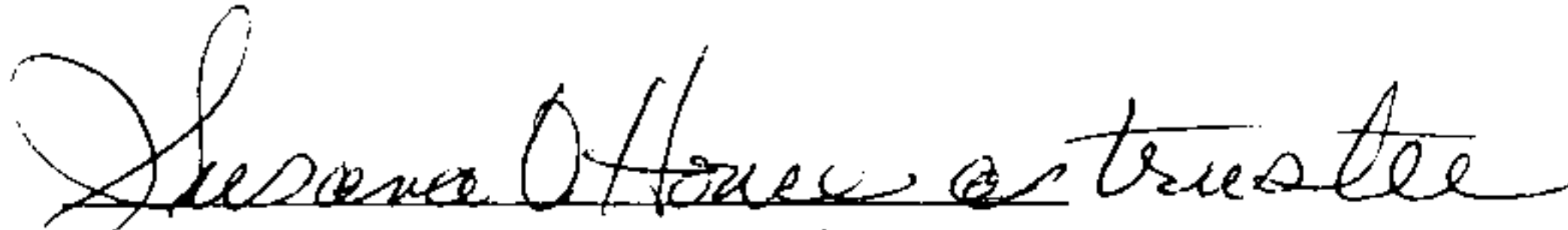

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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 1, 2017.

GRANTORS:



Estate of James O. House, III, Deceased (Shelby County Probate Case # PR-2015-000789), by
Susana O. House as Personal Representative



Susana O. House, as Trustee of that certain testamentary trust as established by the Last Will and
Testament of James O. House, III dated October 21, 1992

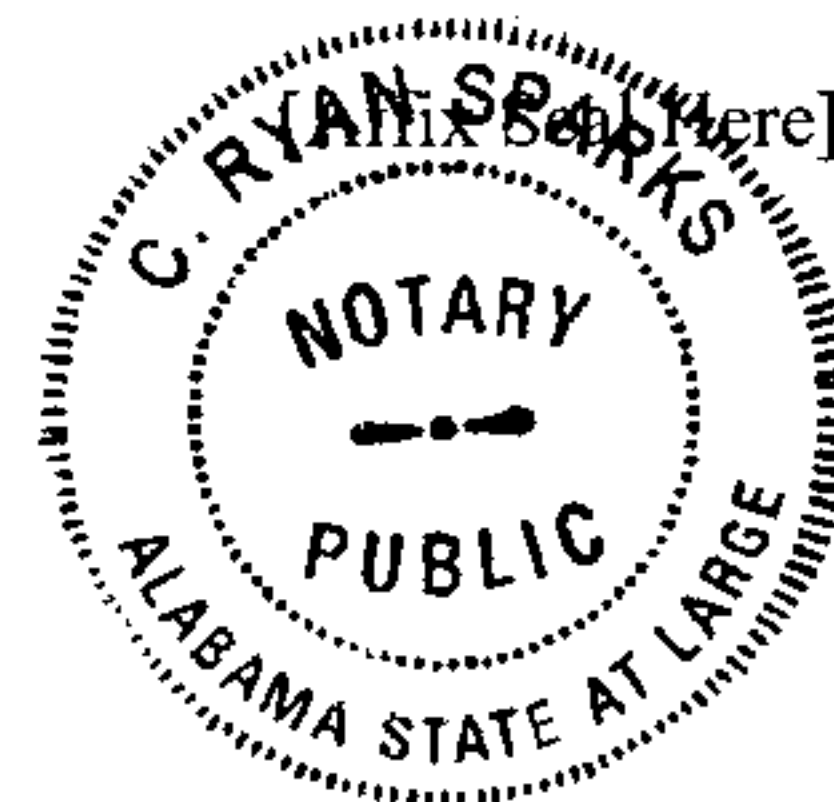
**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Estate of James O. House, III, Deceased (Shelby County Probate Case # PR-2015-000789), by Susana O. House as Personal Representative and Susana O. House, as Trustee of that certain testamentary trust as established by the Last Will and Testament of James O. House, III dated October 21, 1992, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Estate of James O. House, III, Deceased (Shelby County Probate Case # PR-2015-000789), by Susana O. House as Personal Representative and Susana O. House, as Trustee of that certain testamentary trust as established by the Last Will and Testament of James O. House, III dated October 21, 1992 each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 1, 2017.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019




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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 James O. Houser
Mailing Address _____
180 Bream Cove Rd
Columbiana, AL 35051

Grantee's Name Dobkowski's Hot Rod Shop, LLC
Mailing Address _____
101 Caliston Lane
Pelham, AL 35124

Property Address 161 New Venture Way
Alabaster, AL 35007

Date of Sale 8/1/17
Total Purchase Price \$ 125,000.00

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

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 8/1/17

Print C. Ryan Sparks

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1