

## This Instrument Prepared By:

\$ 262,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq. 82 Plantation Point, PMB #206 Fairhope, Alabama 36532 Telephone (251)928-5856

STATE OF ALABAMA

§ §

SPECIAL WARRANTY DEED

SHELBY COUNTY

§

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SIXTY TWO THOUSAND DOLLARS AND NO/100 (\$ 262,000.00 ), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14<sup>TH</sup> DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., (hereinafter referred to as GRANTOR), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto ROBERT BARNES

(hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

### SEE ATTACHED EXHIBIT "A"

This conveyance is made to Grantee/s absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

- 1. Taxes for current and subsequent years
- 2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
- 3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
- 4. Restrictive Covenants contained in instrument recorded in Instrument #20110301000067780.
- 5. Covenants for storm water run-off control in deed recorded in Instrument #20111116000347320.
- 6. Terms, conditions, obligations, rules, regulations and by-laws of Ballantrae Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument No. 20031003000667760.

RELO SPECIAL WARRANTY DEED FILE NO.01492-8095 DODGE TRUST TO BLANK

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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 form 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.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this day \_\_\_\_\_\_, 201\_7.

N. P. DODGE, JR., as TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14<sup>TH</sup> DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.

STATE OF Newska	
COUNTY OF DOUGLES	
whose name is signed to the foregoing DATED THE 14 <sup>TH</sup> DAY OF OCTOBER LESLIE A. DELPERDANG AS AN ADJR., KNOWN AS THE TRUST BETWE AND N. P. DODGE, JR., and who is informed of the contents of said conveys of THE TRUST AGREEMENT DATED 21, 2002 TO PROVIDE FOR LESLIE ALONG WITH N. P. DODGE, JR., KNOWN TRUST AGREEMENT DATED THE 142002 TO PROVIDE FOR LESLIE A. DEWITH N. P. DODGE, JR., KNOWN	ic, in and for said State, hereby certify that N. P. DODGE, JR. conveyance as TRUSTEE UNDER THE TRUST AGREEMEN IS, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR DITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE EN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION known to me, acknowledged before me on this day that, being ance, he executed the same on behalf of and as the act and deep the 14 <sup>TH</sup> DAY OF OCTOBER, 1985, AND AMENDED ON MAY A. DELPERDANG AS AN ADITIONAL TRUSTEE TO SERVOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., P. DODGE, JR., in his capacity as TRUSTEE UNDER THE 14 <sup>TH</sup> DAY OF OCTOBER, 1985, AND AMENDED ON MAY 25 ELPERDANG AS AN ADITIONAL TRUSTEE TO SERVE ALONG AS THE TRUST BETWEEN NATIONAL EQUITY, INC., P. DODGE, JR., voluntarily on the day the same bears date.
Given under my hand and official (AFFIX NOTARIAL SEAL)	al seal this <u>28</u> day of <u>NONWO</u> , 201 <u>7</u> .
GENERAL NOTARY - State of Nebraska  NATASHA R. GOSLAR  My Comm. Exp. April 9, 2018	NOTARY PUBLIC 1-9-2018  My Commission Expires:
PROPERTY ADDRESS: 216 Dunrobin Cove Pelham, Alabama 35124	
GRANTEE'S ADDRESS:	GRANTOR'S ADDRESS:
THIS DEED MADE EFFECTIVE AS	of: <u>Dec. 12,3017</u>

RELO SPECIAL WARRANTY DEED FILE NO.01492-6095 DODGE TRUST TO BLANK

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### **EXHIBIT A**

Lot 1912, according to the Survey of Dunrobin at Ballantrae, Phase I, as recorded in Map Book 42, Page 46, in the Probate Office of Shelby County, Alabama.						

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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	N.P. Dodge., Jr., as Trustee, et al	Grantee s Ivanie	
Mailing Address	2707 N 118th St	Mailing Address	216 Dunrobin Cove
	Omaha, NE 68164		Pelham, AL 35124
وا به ایا	040 Dunashia Carra	Date of Sale	December 12, 2017
Property Address	216 Dunrobin Cove	Total Purchase Price	
	Pelham, AL 35124	OF	<u>ΨΕΟΕ, ΌΟΟ-ΟΟ</u>
		Actual Value	
		QΓ	
•		Assessor's Market Value	
one) (Recordation Bill of Sak	<del></del>	red) Appraisal	ing documentary evidence: (check
xxSales Cor		Other .	<u> </u>
XX Closing S	tatement		•
If the conveyance of this form is not r		ontains all of the required in	formation referenced above, the filing
<u> </u>	lns	structions	
Crastada nama ar	nd mailing address - provide the name	of the person or persons co	enveying interest to property and their
current mailing add	dress.		
Grantee's name al conveyed.	nd mailing address - provide the name	of the person or persons to	whom interest to property is being
Property address	- the physical address of the property I	being conveyed, if available	<b>}.</b>
Date of Sale - the	date on which interest to the property	was conveyed.	
Total purchase pri the instrument offe	ce - the total amount paid for the purch ered for record.	nase of the property, both re	eal and personal, being conveyed by
Actual value - if the the instrument offer assessor's current	e property is not being sold, the true vered for record. This may be evidence to market value.	alue of the property, both read by an appraisal conducte	eal and personal, being conveyed by ed by a licensed appraiser of the
valuation of the n	ided and the value must be determined property as determined by the local office be used and the taxpayer will be penaled	cial charged with the respo	ir market value, excluding current use nsibility of valuing property for property labama 1975 § 40-22-1 (h).
further understand	st of my knowledge and belief that the distribution of that any false statements claimed on 1975 § 40-22-1 (h).	information contained in this this form may result in the	s document is true and accurate. I imposition of the penalty indicated in
Date Dec. 12, 20	<u>17                                    </u>	Print Robert Barne	s 1 11
Unattested	(verified by)	//Stall Sign 🔑 😘 👎	/Grantee(Owner/Agent) circle one
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			Form RT-1
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Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** Shelby County, AL 12/13/2017 03:22:05 PM

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