

Send tax notice to:  
Husky Tails LLC  
3871 Helena Road  
Helena, AL 35080

This Instrument Prepared By:  
Virginia S. Boliek, Esq.  
McGlinchey Stafford  
505 North 20<sup>th</sup> Street, Suite 800  
Birmingham, AL 35203

**20171219000452450**  
**12/19/2017 04:00:12 PM**  
**DEEDS 1/4**

## **STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt thereof is hereby acknowledged, FIRST FINANCIAL BANK, an Alabama banking corporation (hereinafter referred to as "Grantor"), whose mailing address is 1630 4th Ave N, Bessemer, AL 35020, does grant, bargain, sell and convey unto HUSKY TAILS LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 3871 Helena Road, Helena, AL 35080, the real estate described in **Exhibit A** which is attached hereto and made a part hereof as if set out fully herein and situated in Shelby County, Alabama.

To have and to hold unto the said Grantee, their heirs and assigns forever.

Grantor makes no warranty of covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

*Signature page to follow.*

IN WITNESS WHEREOF, Grantor have hereunto set its hand and seals on December 19, 2017.

**FIRST FINANCIAL BANK**, an Alabama banking corporation

By Linda Parish  
Name: Linda Parish  
Title: AVP  
(Assistant Vice President)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Linda Parish, whose name as Asst. Vice President of FIRST FINANCIAL BANK, an Alabama banking corporation, 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 instrument, he, as such officer and with full authority, executed the same voluntarily as the act of said corporation.

Given under my hand and official seal on this 19 day of December, 2017.

Reanna Musso  
Notary Public

Reanna Musso  
Printed Name

(NOTARY SEAL)

My Commission Expires: 6/12/21

**Exhibit A  
Legal Description**

**Lot 1 and the North 1/2 of Lot 2, Block 3, according to Joseph Squire's Map of the Town of Helena, as recorded in Map Book 3, page 121, in the Probate Office of Shelby County, Alabama, described as follows:**

**Begin at the SW corner of the North 1/2 of Lot 2 of Block 3, Joseph Squire's Map of Town of Helena and run North 0°13'19" West along the West line of Block 3 and East line of Second Street a distance of 72.70 feet; thence North 87°03'30" East along the North line of Lot 1 and South line of Second Avenue a distance of 95.59 feet; thence South 0°01'38" West along the West line of Main Street a distance of 75.00 feet; thence South 88°25'54" West along the South line of the North 1/2 of Lot 2 a distance of 95.18 feet to the Point of Beginning; being situated in Section 15, Township 20 South, Range 3 West, in the City of Helena, Shelby County, Alabama.**

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Such state of facts as shown on recorded subdivision plat, as applicable.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name First Financial Bank  
 Mailing Address 1630 4th Ave N  
Bessemer, AL 35020

Grantee's Name Husky Tails LLC  
 Mailing Address 3871 Helena Road  
Helena, AL 35080

Property Address 3871 Helena Road  
Helena, Alabama 35080

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ 132,000.00  
 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 ☐ Appraisal  
☒ Sales Contract ☐ Other \_\_\_\_\_  
☐ 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 12/19/17

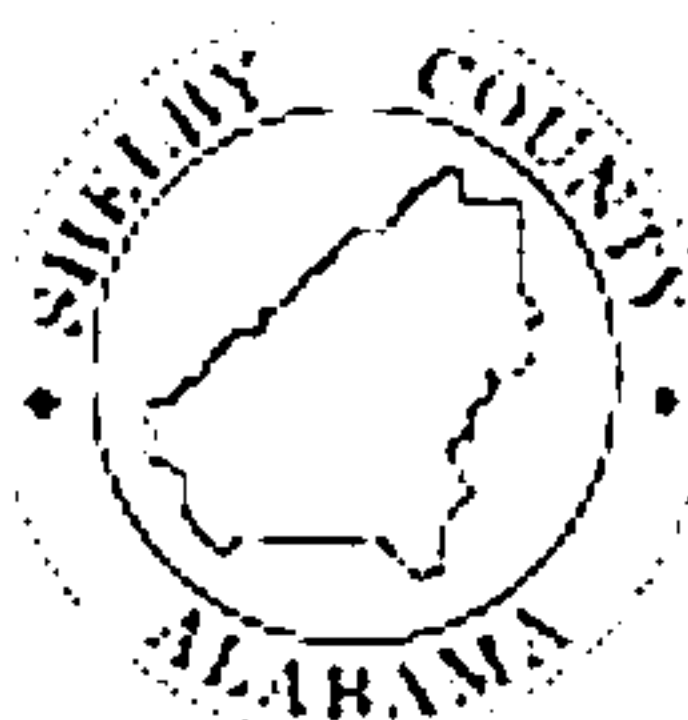
Print Linda Parish

Unattested  
 (verified by)

Sign Linda Parish  
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 12/19/2017 04:00:12 PM  
 \$25.00 CHERRY  
 20171219000452450

*[Signature]*