

RIGHT OF FIRST REFUSAL



20180913000329560 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/13/2018 01:16:18 PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }

The undersigned, Robert Lee Bobbitt and Brooke Bobbitt (hereinafter Grantors) hereby grants, unto Michael W. Taunton and Karen Taunton, (hereinafter Grantees) grants unto Grantees a right of first refusal to purchase the property located at 913 Whisenhunt Road, Chelsea, AL 35043 and more particularly described on Exhibit "A" attached hereto and made a part hereof. In the event the Grantors desire to sell or receives an acceptable offer to purchase the said 913 Whisenhunt Road, Chelsea, AL 35043 within the lifetimes of either of the Grantees, Grantors shall deliver to Grantees the offer, in writing by either certified mail return receipt requested or personally delivering such notice to the Grantees at 1152 Whisenhunt Road, Chelsea, AL 35043(hereinafter "written notice"), or their desire to sell or upon receipt of a written offer to purchase from a third party purchaser. The price to be paid shall be based on fair market value based on an independent appraisal to be performed by an appraiser chosen and agreed upon by both the Grantors and Grantees. The Grantees shall have forty eight (48) hours from the receipt of the written notice of Grantors' offer in order to respond to the Grantors that the Grantee's desire to exercise their right of refusal. In the event the Grantees respond in writing via e-mail to the Grantors that Grantees desire to exercise the right of refusal within said forty eight (48) hours, the Grantees shall have sixty (60) days from the date of giving written notice to the Grantors to purchase and close on the real property at the price of the offer.

Grantors shall notify the Grantees of their intent to accept the offer from a third party purchaser in writing by e-mail. The Grantees shall have sixty (60) days from the date of giving written notice to the Grantors' of the offer in order to close and purchase the property. In the event the Grantees do not respond within said forty eight (48) hours from the receipt of written notice, the right of first refusal shall terminate. This Right of First Refusal shall terminate upon the earlier of (A) the date of death of the last to die of Michael W. Taunton or Karen Taunton or (B) the date upon which neither Michael W. Taunton or Karen Taunton no longer reside in their home located at 1152 Whisenhunt Road, Chelsea, AL 35043

IN WITNESS WHEREOF, the undersigned Grantors, Robert Lee Bobbitt and Brooke Bobbitt and Grantees, Michael W. Taunton and Karen Taunton have caused this right of first refusal to be executed on this the 10th day of September, 2018.

GRANTORS:


GRANTEES:

By: Robert Lee Bobbitt
Robert Lee Bobbitt

By: Michael W. Taunton
Michael W. Taunton

By: Brooke Bobbitt
Brooke Bobbitt

By: Karen Taunton
Karen Taunton

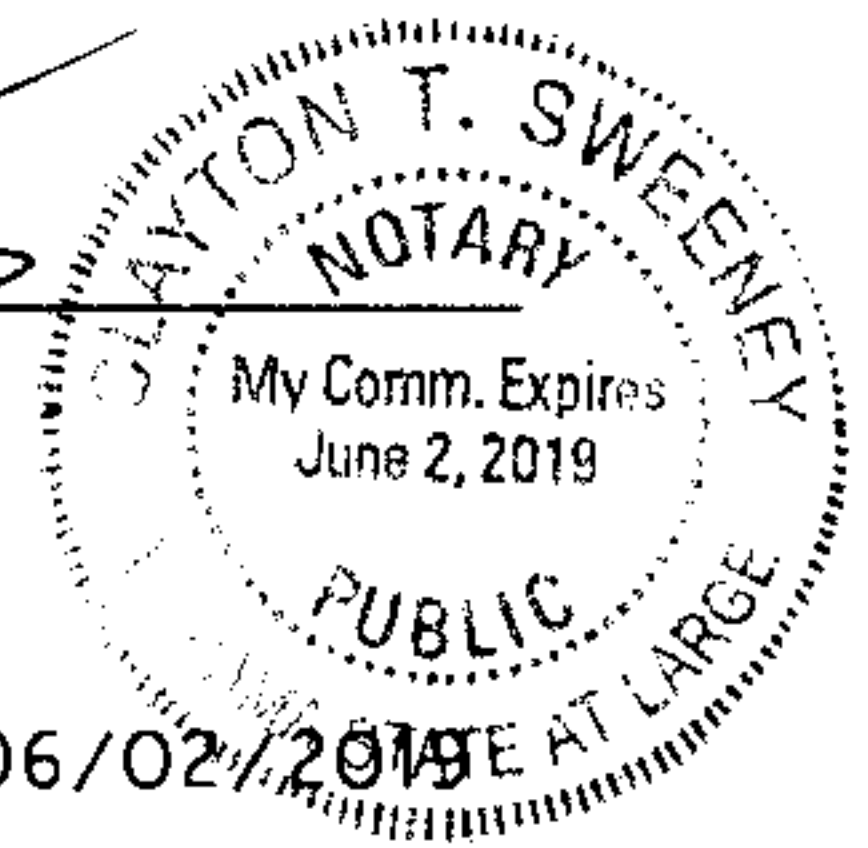

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Robert Lee Bobbitt and Brooke Bobbitt, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date

Given under my hand and seal of office this the 10th day of September, 2018.


NOTARY PUBLIC



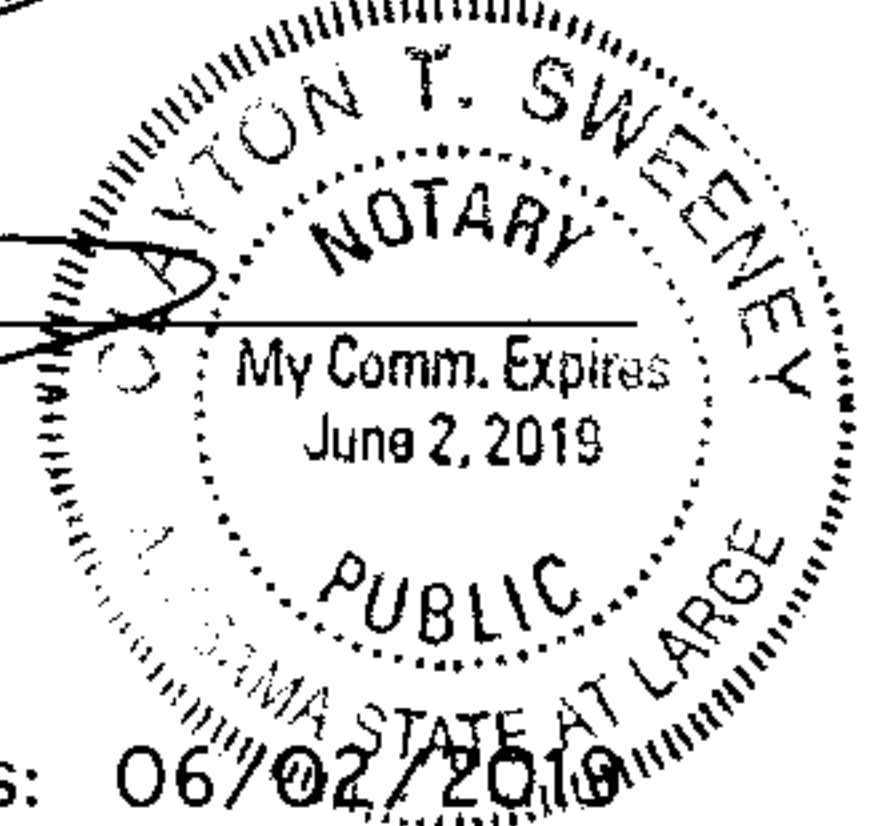
My commission expires: 06/02/2019

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Michael W. Taunton and Karen Taunton whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 10th day of September 2018.


NOTARY PUBLIC



My commission expires: 06/02/2019




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EXHIBIT "A"

Part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 1 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at a rebar found, locally accepted to be the Northeast corner of said Section 2; thence run South 88 degrees 26 minutes 41 seconds West along the North line of said Section 2 for a distance of 420.72 feet to a rebar found; thence run South 00 degrees 53 minutes 22 seconds West for a distance of 986.98 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue South 00 degrees 53 minutes 22 seconds West for a distance of 346.00 feet to an iron pin set with SSI cap; thence run South 88 degrees 39 minutes 39 seconds West for a distance of 483.31 feet to an iron pin set with SSI cap on the Northeast right of way line of Whisenhunt Road and also on a curve to the left having a radius of 275.00 feet, a central angle of 6 degrees 35 minutes 10 seconds and a chord bearing of North 39 degrees 45 minutes 27 seconds West; thence run in a northwesterly direction along said Northeast right of way line and also along the arc of said curve for a distance of 31.61 feet to a 2" post; thence run North 00 degrees 51 minutes 28 seconds East for a distance of 321.23 feet to an iron pin set with SSI cap; thence run North 88 degrees 39 minutes 39 seconds East for a distance of 504.08 feet to the Point of Beginning. Situated in Shelby County, Alabama.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated August 22, 2018.


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