

Upon recording return this instrument to:


Lennox, LLC
3505 Bent River Road
Hoover, Alabama 35216

This instrument was prepared by:

Charles G. Kessler, Jr.
3505 Bent River Road
Hoover, Alabama 35216

Mail tax notice to:

Lennox, LLC
3505 Bent River Road
Hoover, Alabama 35216


20181026000379240 1/5 \$124.50
Shelby Cnty Judge of Probate, AL
10/26/2018 08:40:34 AM FILED/CERT

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Lennox, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor" whether one or more), in hand paid by **Lennox, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee" whether one or more), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee an undivided thirty six and 62/100 percent (36.62%) interest in and to that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs, successors, and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto to the Grantee, its heirs, successors, and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its heirs, successors, and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the

Property to the Grantee, its heirs, successors, and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 19th day of October, 2018.

Grantor:

Lennox, LLC

By: [Signature]

Name: CHARLES G. KESSLER, JR.
Charles G. Kessler, Jr.

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, Jr., whose name as Manager of **Lennox, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 19th day of October, 2018.



[Signature]
Notary Public
My commission expires: 8/16/20

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EXHIBIT A

Legal Description

BEGIN AT THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA; THENCE RUN S 89-51'29" E, ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR 528.77'; THENCE RUN S 32-59'59" E FOR 207.89'; THENCE RUN N 59-52'46" E FOR 345.41'; THENCE RUN S 89-51'29" E FOR 188.28'; THENCE RUN S 34-32'29" E FOR 573.32'; THENCE RUN S 60-13'30" W FOR 111.11'; THENCE RUN S 76-36'30" W FOR 99.73'; THENCE RUN N 88-37'30" W FOR 199.02'; THENCE RUN N 63-49'30" W FOR 125.33'; THENCE RUN N 53-30'30" W FOR 243.12'; THENCE RUN N 71-19'30" W FOR 143.96'; THENCE RUN S 82-57'00" W FOR 81.98'; THENCE RUN S 50-42'30" W FOR 129.27'; THENCE RUN S 46-39'13" W FOR 263.17'; THENCE RUN S 46-21'05" W FOR 79.12'; THENCE RUN S 68-45'45" W FOR 42.74'; THENCE RUN N 33-52'10" W FOR 277.93' TO A POINT ON THE WEST LINE OF SAID 1/4-1/4; THENCE RUN N 0-03'12" E, ALONG SAID 1/4-1/4 LINE FOR 414.64' TO THE POINT OF BEGINNING, CONTAINING 13.06 ACRES.




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EXHIBIT B

Permitted Encumbrances

1. Taxes due in the year of 2019, a lien, but not yet payable, until October 1, 2019.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term “encroachment” includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Building lines, easements, rights of way, restrictive covenants, and other matters affecting the Property recorded in the Probate Office of Shelby County, Alabama.
4. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.
5. 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, limestone, and gravel in, on, and under the Property.
6. Zoning and subdivision regulations.


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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 Lennox, LLC
Mailing Address 3505 Bent River Road
Hoover, Alabama 35216

Grantee's Name Lennox, LLC
Mailing Address 3505 Bent River Road
Hoover, Alabama 35216

Property Address See Exhibit A of deed attached
hereto.

Date of Sale 10-19, 2018
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 97,284.69

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 36.62% of property tax assessments

☐ 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 10-19-18

Print CHARLES G. KESSLER Jr

Unattested

Sign CHARLES G. KESSLER Jr

by)

(Grantor/Grantee/Owner/Agent) circle one

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Print Form

Form RT-1