

This instrument prepared by:
Jon J. Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216
(205) 795-2088

SEND TAX NOTICE TO:
Bober Lake Properties LLC
c/o John S. Poczatek
177 Elvira Rd
Helena, AL 35080

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

GENERAL WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

: KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JOHN S. POCZATEK**, a married man ("Grantor"), does hereby grant, bargain, sell and convey to **BOBER LAKE PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), the following described real estate, situated in Shelby County, Alabama to-wit:

PARCEL 1:

All that portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West, lying North and West of Shelby County Highway No. 269 situated in Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in a Southerly direction along the West line of said 1/4 -1/4 section a distance of 235 feet, more or less, to the center line of Shelby County Highway No. 269, (prescriptive right-of-way), thence in a Northeasterly direction along said center line a distance of 680 feet, more or less, to the intersection of said center line and the North line of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in a Westerly direction along the North line of said 1/4 - 1/4 section a distance of 635 feet, more or less, to the POINT OF BEGINNING.

Less and except any portion lying within the right-of-way of Shelby County Highway No. 269.

PARCEL 2:

The NE 1/4 of the SW 1/4 of Section 18, Township 20 South, Range 3 West, being situated in Shelby County, Alabama.

LESS AND EXCEPT: Lots 1 and 2, according to the Final Plat of Poczatek Family Subdivision, as recorded in Map Book 44, Page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property is not the homestead of the Grantor.

Subject to:

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable;
2. Easements, restrictions and setback lines as shown on recorded map;
3. Mineral and mining rights not owned by Grantor;
4. Right of way granted to Alabama Power Company as set out and recorded in Instrument #2014071800022040;
5. Riparian and other rights created by the fact that the subject property fronts on lake;
6. Easement Agreement as set forth and recorded in Instrument #20151109000388770; and
7. Less and except any part of subject property lying within the right of way of a public road;

Source of Title: May 4, 2016 Statutory Warranty Deed from PO CZATEK HOLDINGS, LLC to JOHN S. PO CZATEK as recorded by Instrument Number 20160504000150020 in the Office of the Judge of Probate of Shelby County, Alabama.

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

And said Grantor does for himself and for his heirs and assigns, covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that said premises is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

*****Signatures on Following Page*****

20190221000055060 2/4 \$251.50
Shelby Cnty Judge of Probate, AL
02/21/2019 09:53:04 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this the 20th day of February, 2019.



JOHN S. PO CZATEK, Grantor


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Jon J. Rutledge, a Notary Public in and for said County in said State, hereby certify that **JOHN S. PO CZATEK**, whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 20th day of February, 2019.



Notary Public
My Commission Expires: 7-17-2022


20190221000055060 3/4 \$251.50
Shelby Cnty Judge of Probate. AL
02/21/2019 09:53:04 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John S Poczek
Mailing Address 177 Elvira Rd
Helena, AL 35080

Grantee's Name Bober Lake Properties LLC
Mailing Address SAME AS Grantor

Property Address SAME AS Grantor

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 227,100

or

Assessor's Market Value \$ 227,100

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 previous deed

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 2-20-19

Print John Poczek

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

I Inattent
20190221000055060 4/4 \$251.50
Shelby Cnty Judge of Probate, AL
02/21/2019 09:53:04 AM FILED/CERT

Verified by _____

Form RT-1