

This Instrument Was Prepared By:

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McGlinchey Stafford PLLC  
505 North 20<sup>th</sup> Street, Suite 800  
Birmingham, Alabama 35203

Send Tax Notice To:

Davis Management, Inc.  
P.O. Box 433  
Birmingham, AL 35203

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Nine Thousand and 00/100 DOLLARS (\$129,000.00) and other good and valuable consideration to the undersigned Grantor, FIRST US BANK, formerly known as First United Security Bank, an Alabama bank (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Davis Management, Inc. (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A.

**SUBJECT TO:**

1. Taxes and assessments for the year 2019 and subsequent years not yet due and payable.
2. The statutory right of redemption.

**TO HAVE AND TO HOLD**, the above described property unto Grantee, his heirs and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

Grantor makes no warranty or 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 Grantor.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 7th day of November, 2019.

GRANTOR:

FIRST US BANK

By: Parrish Argo, V.P.  
Parrish Argo, Vice President

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned Notary Public, in and for said County and State hereby certify that Parrish Argo, whose name as Vice President of First US Bank, 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 for and as the act of said bank.

Given under my hand and official seal this 7th day of November, 2019.

Nellie Boardman  
Notary Public  
My Commission Expires: 10-26-2022



20191108000415200 2/4 \$160.00  
Shelby Cnty Judge of Probate, AL  
11/08/2019 08:35:41 AM FILED/CERT

## EXHIBIT A

to-wit: Commence at the Northeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 58' 47" West along the North boundary of said quarter-quarter for a distance of 942.04 feet; thence proceed South 04° 45' 13" West for a distance of 28.80 feet (set 1/2" rebar) to the intersection of the Southerly right-of-way of Highway 213 and the Easterly right-of-way of Highway 31, said point also being the point of beginning. From this beginning point continue South 04° 45' 13" West along the Easterly right-of-way of said road for a distance of 249.54 feet to an axle in place; thence proceed South 81° 16' 00" East for a distance of 174.14 feet to an axle in place; thence proceed South 04° 26' 03" West for a distance of 90.0 feet to a 1/2" rebar in place (RYS PLS); thence proceed South 80° 52' 57" East for a distance of 142.30 feet to a 1/2" rebar in place (RYS PLS); thence proceed North 05° 32' 31" West for a distance of 164.05 feet to a 1/2" rebar in place (RYS PLS); thence proceed North 05° 24' 40" West for a distance of 168.35 feet to a 1/2" rebar in place (RYS PLS) said point being located on the Southerly right-of-way of said Highway 213; thence proceed North 77° 25' 26" West along the Southerly right-of-way of said road for a distance of 259.48 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and contains 1.9 acres.

AND ALSO A 20 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT BEING 20 FEET IN EQUAL WIDTH ON THE West SIDE OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 58' 47" West along the North boundary of said quarter-quarter for a distance of 942.04 feet; thence proceed South 04° 45' 13" West for a distance of 28.80 feet (set 1/2" rebar) to the intersection of the Southerly right-of-way of Highway 213 and the Easterly right-of-way of Highway 31; thence continue South 04° 45' 13" West along the Easterly right-of-way of said road for a distance of 249.54 feet to an axle in place; thence proceed South 81° 16' 00" East for a distance of 174.14 feet to an axle in place; thence proceed South 04° 26' 03" West for a distance of 90.0 feet to a 1/2" rebar in place (RYS PLS); thence proceed South 80° 52' 57" East for a distance of 142.3 feet to the East boundary of said 20 foot easement and the point of beginning. From this beginning point proceed North 05° 32' 31" West along the East boundary of said easement for a distance of 164.05 feet; thence proceed North 05° 24' 40" West along the East boundary of said easement for a distance of 168.35 feet; said point being located on the Southerly right-of-way of said Highway 213 and the termination of said easement.



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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 First US Bank  
Mailing Address 3291 US Hwy 280  
Suite 100  
Birmingham, AL 35242

Grantee's Name Davis Management  
Mailing Address PO Box 439  
Birmingham, AL 35200

Property Address 64 Co Rd 213  
Calera, AL 35040

Date of Sale 11/7/19  
Total Purchase Price \$ 129,000

Shelby County, AL 11/08/2019  
State of Alabama  
Deed Tax: \$129.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 11/7/19

Print Dawn Rasco

Unattested

(verified by)

Sign Dawn Rasco

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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