

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Davis Management, Inc.
P. O. Box 433
Birmingham, Alabama 35201

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thirty Thousand and 00/100 (\$230,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James Howard Hughes, Jr. and spouse Dorothy Sizemore Hughes, a 2/3 interest, and Brenda Joan Hughes Peppers, a married individual, a 1/3 interest,** (hereinafter referred to as GRANTORS), whose address is 1416 Co. Road 36, Winfield, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Davis Management, Inc., a corporation,** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel 1: Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 192, of Dunstan's Survey of Calera, Alabama. Situated in Shelby County, Alabama.

Parcel 2: The West 50 feet of the East 100 feet of Lots 14, 15, and 16, Block 192; the East 50 feet of Lots 14, 15, 16, Block 192; the 20 foot closed alley-way easement, running North and South, and adjoining and immediately East of and contiguous with Lots 14, 15 and 16, of Block 192; and the East 10 feet of the closed alley-way easement, running North and South and adjoining and immediately West of and contiguous to Lots 4, 5, 6, 7 and 8, of Block 192, all according to Dunstan's Survey of Calera, Alabama.

All being situated in Shelby County, Alabama.

Property Address: 11235 Highway 25, Calera, AL 35040

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


Brenda Joan Hughes Peppers is one and the same person as Brenda Joan Peppers and Brenda Jones Hughes Peppers.

Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 20th day of November, 2019.


20191121000433620 1/3 \$261.00
Shelby Cnty Judge of Probate, AL
11/21/2019 08:17:22 AM FILED/CERT

Shelby County, AL 11/21/2019
State of Alabama
Deed Tax: \$230.00


James Howard Hughes, Jr.


Dorothy Sizemore Hughes


Brenda Joan Hughes Peppers

Real Estate Sales Validation Form

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

Grantor's Name James Howard Hughes, Jr
Mailing Address 1416 Co Rd 36
Winfield, AL 358

Grantee's Name Davis Management
Mailing Address P.O. Box 4330
Birmingham, AL 35201

Property Address 11235 Highway 25
Calera, AL 35040

Date of Sale 11/21/19
Total Purchase Price \$ 230,000.00
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 11/21/19

Print Dawn Rasco

Sign Dawn Rasco

(Grantor/Grantee/Owner/Agent) circle one

Unattested

20191121000433620 2/3 \$261.00
Shelby Cnty Judge of Probate, AL
11/21/2019 08:17:22 AM FILED/CERT

(verified by)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Howard Hughes, Jr. and Dorothy Sizemore Hughes 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of November, 2019.


Nancy Bradman
NOTARY PUBLIC
My Commission Expires: 10-26-2022

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brenda Joan Hughes Peppers, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of November, 2019.

Nancy Bradman
NOTARY PUBLIC
My Commission Expires: 10-26-2022


20191121000433620 3/3 \$261.00
Shelby Cnty Judge of Probate, AL
11/21/2019 08:17:22 AM FILED/CERT