

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Dos Lobos Properties, LLC  
4232 Caldwell Mill Road  
Mountain Brook, AL 35243

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten Thousand and 00/100 (\$10,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Fowl Play Holdings, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dos Lobos Properties LLC, an Alabama limited liability company** (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 B, Lot 2, according to the Survey of Zaxby's, as recorded in Map Book 39, Page 143, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

Encroachment of wood garage on south side of lot as shown on recorded map.

This instrument is executed as required by the Articles of Organization and Operational agreement of said limited liability company and same has not been modified or amended.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **16th** day of **December, 2019**.

**Fowl Play Holdings, LLC**

By: Courtney H. Mason, Jr.  
Its: **Managing Member**

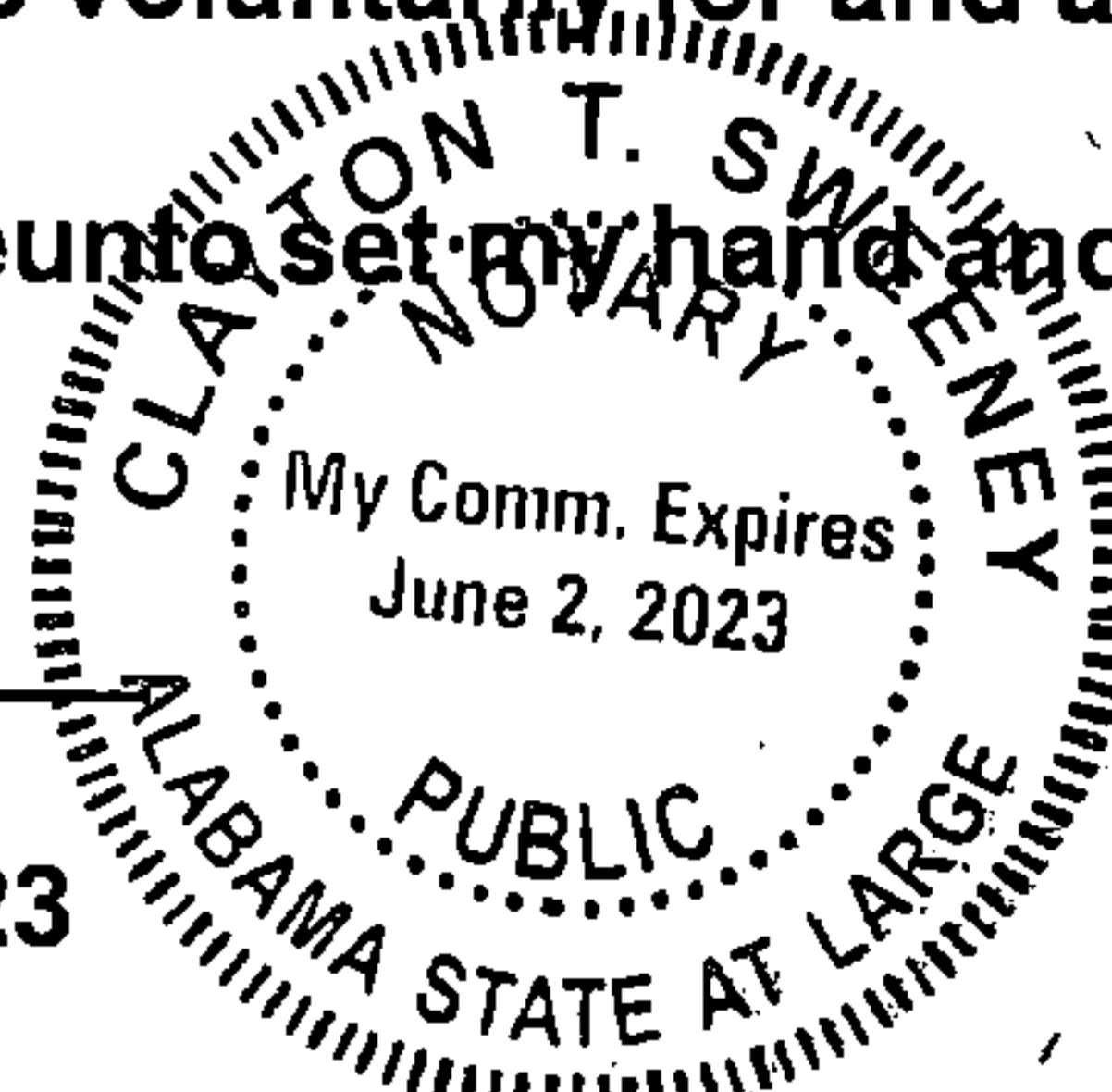
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Courtney H. Mason, Jr., whose name as Managing Member of Fowl Play Holdings, LLC, an Alabama limited liability company, 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, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **16th** day of **December, 2019**.

Clayton T. Sweeney  
**NOTARY PUBLIC**  
My Commission Expires: **06-02-2023**



CLAYTON T. SWEENEY, ATTORNEY AT LAW

# Real Estate Sales Validation Form

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

Grantor's Name Fowl Play Holdings, LLC  
Mailing Address P.O. Box 43309  
Birmingham, AL 35243

Grantee's Name Dos Lobos Properties, LLC  
Mailing Address 4232 Caldwell Mill Road  
Mountain Brook, AL 35243

Property Address Mid Range Lane  
Pelham, AL 35124

Date of Sale December 16, 2019

Total Purchase Price \$ 10,000.00

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☐ Tax Assessor's Market Value  
☐ 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 \_\_\_\_\_

Fowl Play Holdings, LLC  
Print by: Courtney H. Mason, Jr., Managing Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 12/19/2019  
State of Alabama  
Deed Tax: \$10.00

20191219000471620 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
12/19/2019 03:46:12 PM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW