

Send tax notice to:  
Benjamin W. Hodgson  
5035 Applecross Road  
Birmingham, AL 35242

This Instrument Prepared By:  
Susan D. Doughton, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

20210111000016240  
01/11/2021 11:34:58 AM  
DEEDS 1/4

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED**

**WARRANTY DEED**

STATE OF ALABAMA)

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Benjamin Hodgson, a/k/a Benjamin W. Hodgson, a/k/a Benjamin Williams Hodgson, an unmarried man (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Benjamin Hodgson, and any successors, as Trustee of the Benjamin Williams Hodgson Management Trust dated June 17, 2015 (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 4, according to the Survey of Applecross, as recorded in Map Book 6, page 42 A & B, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 1992-23133

Property Address: 5035 Applecross Road, Birmingham, AL 35242

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Subject to 10 foot easement on South and East and Easement on North and West of undetermined size, as shown by recorded Map.

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3. Subject to restrictions appearing of record in Misc. Volume 10, page 515; Misc. Volume 10, page 557; Misc. Volume 17, page 183 and Misc. Volume 13, page 154; in the Probate Office of Shelby County, Alabama.

4. Subject to right of way granted to Alabama Power Company by instrument recorded in Misc. Volume 10, page 558; Volume 291, page 386; Volume 293, page 155 and Real 84, page 646, in the Probate Office of Shelby County, Alabama.

5. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

6. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

The grantor makes no warranty of title as to minerals and mining rights.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor 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 the Grantor.

The above property constitutes the homestead of the Grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on

December 30, 2020.

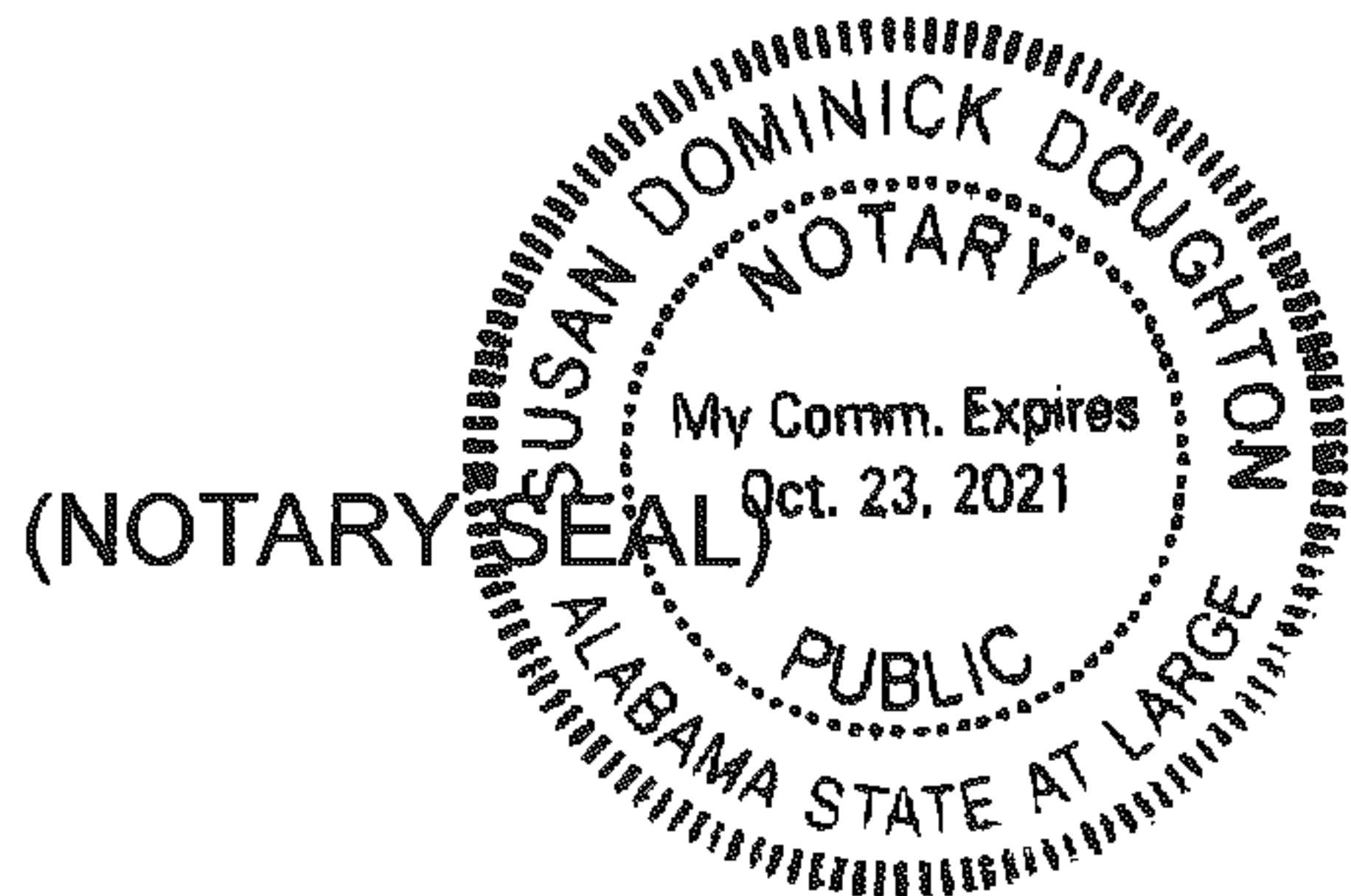
Benjamin Hodgson

Benjamin Hodgson

a/k/a Benjamin W. Hodgson and Benjamin  
Williams Hodgson

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Benjamin Hodgson, a/k/a Benjamin W. Hodgson and Benjamin Williams Hodgson, an unmarried man, 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 on December 30, 2020.



Susan Dominick Doughton  
Notary Public

Susan Dominick Doughton  
Printed Name

My Commission Expires: 10/23/2021

## Real Estate Sales Validation Form

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

Grantor's Name Benjamin W. Hodgson  
 Mailing Address 5035 Applecross Road  
 Birmingham, AL 35242

Grantee's Name Benjamin W. Hodgson, Trustee  
 Mailing Address 5035 Applecross Road  
 Birmingham, AL 35242

Property Address 5035 Applecross Road  
 Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 350,920

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 12/30/2020

Print BENJAMIN W. HODGSON

☒ Unattested

Signature Benjamin W. Hodgson  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/11/2021 11:34:58 AM  
 \$383.00 CHARITY  
 20210111000016240

*Allen S. Byrd*