

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Rose Office Systems Inc.
1265 HWY 87
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$775,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Dewitt Alvin Hare Jr., an unmarried man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rose Office Systems, Inc.** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXIHBIT A.

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

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 15th day of July, 2021.


Dewitt Alvin Hare, Jr.

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Dewitt Alvin Hare, Jr.**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of July, 2021.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

*See attached Exhibits B & C for Heirship affidavits.

Exhibit "A"
Property Description

The NW 1/4 of SE 1/4, of Section 1, Township 22, Range 3 West;

EXCEPT a lot sold to Southern Natural Gas Company, more particularly described as follows, to-wit, Commence at the NE corner of NW 1/4 of SE 1/4 of Sec. 1, Township 22 South, Range 3 West; thence Southerly and along the Easterly line thereof 40 feet to the South side of the presently existing County Road, the point of beginning; thence continue Southerly and along said Easterly line of Quarter-Quarter Section 100 feet; thence 90 deg. to the right in a Westerly direction 113.7 feet to a point 15 feet Westerly of the existing 6-inch gas pipe line of Southern Natural Gas Co.; thence 90 deg. to the right in a Northerly direction and along a line 15 feet Westerly and parallel to said gas pipe line 135.47 feet to the Southerly side of the above mentioned County Road; thence to the right in a Southeasterly direction and along the Southwesterly side of said County Road 120 feet, more or less, to point of beginning, containing 0.30 acres.

ALSO LESS AND EXCEPT: A portion of the NW 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 3 West, more particularly described as follows:

Begin at the SE corner of the said quarter-quarter and run westerly along the South side of said quarter-quarter for 1371.71 feet to the SW corner of said quarter-quarter, then turn an angle of 87 deg. 48 min. 11 sec. to the right and run northerly along the west side of said quarter-quarter for 730.44 feet, then turn an angle of 92 deg. 08 min. 52 sec. to the right and run 1166.16 feet, then turn an angle of 92 deg. 11 min. 17 sec. to the left and run 443.9 feet to a point on the South R.O.W. of Shelby County Road #22, then turn an angle to the right and run southeasterly along the South R.O.W. of said road for 186 feet, more or less to a point on the East side of said quarter-quarter, then turn an angle to the right and run southerly along the east side of said quarter-quarter for 1070.78 feet back to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Dewitt Alvin Hare, Jr.
 Mailing Address 8154 Hwy 22
Montevallo, AL 35115

Grantee's Name Rose Office Systems Inc.
 Mailing Address 1265 HWY 87
Calera, AL 35040

Property Address 8154 Hwy 22
Montevallo, AL 35115

Date of Sale July 15, 2021
 Total Purchase Price \$775,000.00
 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
☐ 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 July 15, 2021

Print: Justin Smithman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

AFFIDAVIT OF DEATH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Portia Doran, am over the age of 21 and I have personal knowledge of the following facts:

DeWitt A. Hare and wife, Helen G. Hare were the grantees under that certain deed from Eldridge W. Hare and wife, Geneva Hare and DeWitt A. Hare and wife, Helen G. Hare, dated August 26, 1971 and filed for record in the office of the Judge of Probate of Shelby County on August 27, 1971 at Deed Book 269 Page 614. At the time of that conveyance, Eldridge W. Hare and wife, Geneva Hare reserved unto themselves a life estate in a portion of the property conveyed.

Eldridge W. Hare died on or about December 2, 1972.

Geneva Hare died on or about January 31, 1989.

DeWitt A. Hare died on or about December 8, 2007, leaving Helen G. Hare as the surviving grantee under the above described deed.

Helen G. Hare died on or about November 2, 2010. On the date of her death, Helen G. Hare was survived by the following heirs whose names, approximate ages and conditions of life were the following:

DeWitt A. Hare, Jr., Son, whose approximate age at the time of Helen G. Hare's death was 65 and who is currently alive and of sound mind.

Helen G. Hare died possessed of certain real property by virtue of the above described which is further described as follows:

See Exhibit A attached hereto and incorporated herein

At the time of her death, Helen G. Hare had no other heirs at law. Further, there are no other children or children of deceased children.

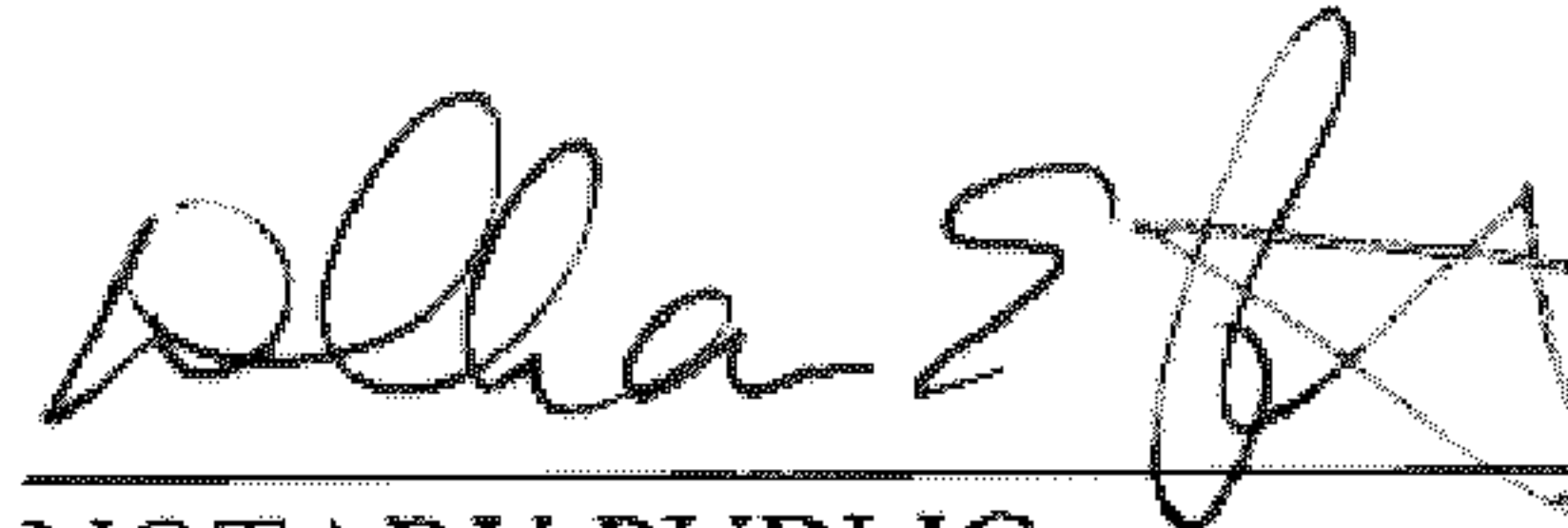
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of July, 2021.

Portia Doran
Portia Doran

STATE OF ALABAMA)
COUNTY OF SHELBY)

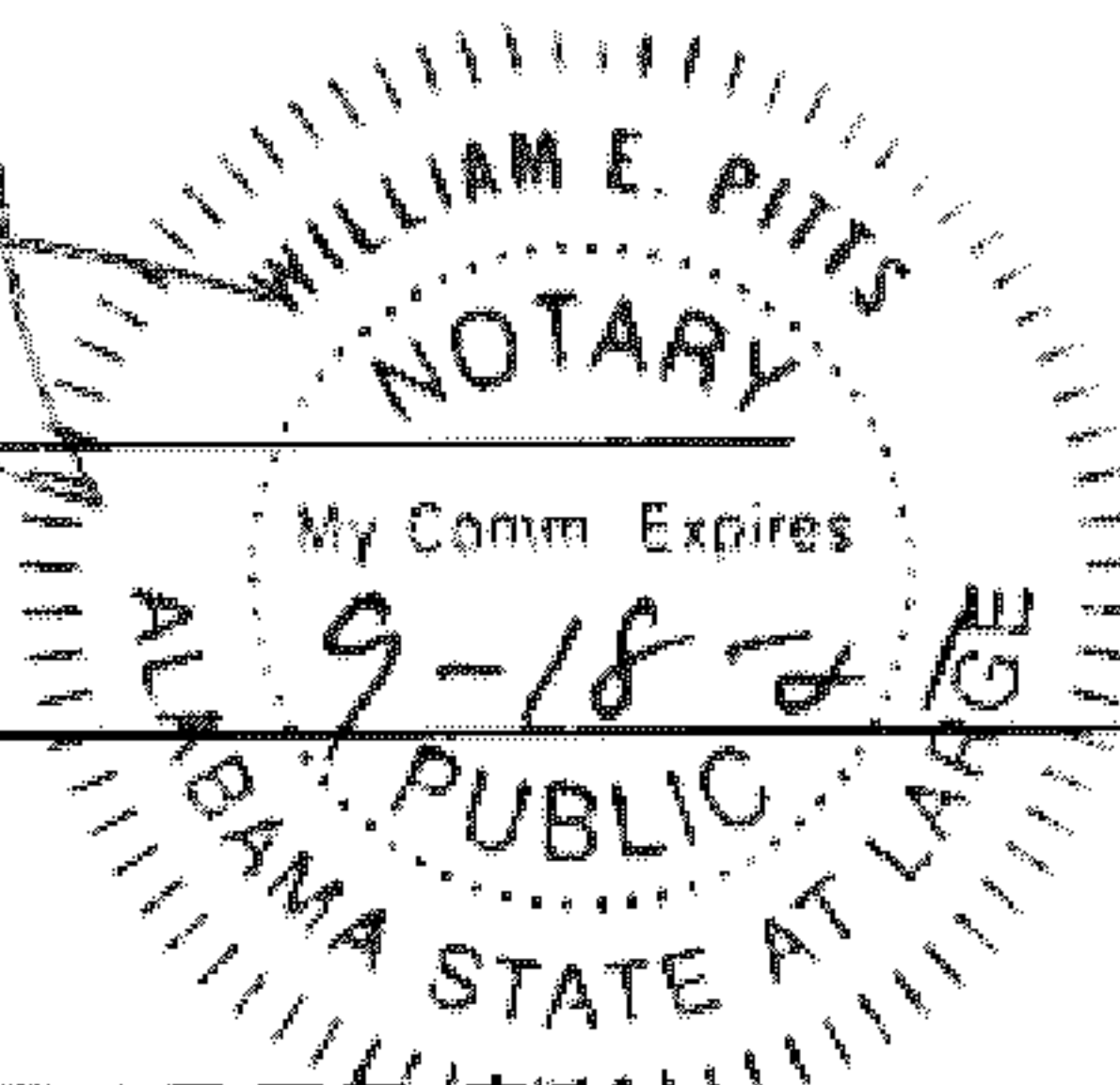
I, **THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Portia Doran, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she, executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 16th day of July, 2021.



NOTARY PUBLIC

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY:

W. Eric Pitts, Esq.
W. Eric Pitts, L.L.C.
P.O. Box 280
Alabaster, AL 35007
(205) 216-4418

Exhibit "A"
Property Description

The NW 1/4 of SE 1/4, of Section 1, Township 22, Range 3 West;

EXCEPT a lot sold to Southern Natural Gas Company, more particularly described as follows, to-wit, Commence at the NE corner of NW 1/4 of SE 1/4 of Sec. 1, Township 22 South, Range 3 West; thence Southerly and along the Easterly line thereof 40 feet to the South side of the presently existing County Road, the point of beginning; thence continue Southerly and along said Easterly line of Quarter-Quarter Section 100 feet; thence 90 deg. to the right in a Westerly direction 113.7 feet to a point 15 feet Westerly of the existing 6-inch gas pipe line of Southern Natural Gas Co.; thence 90 deg. to the right in a Northerly direction and along a line 15 feet Westerly and parallel to said gas pipe line 135.47 feet to the Southerly side of the above mentioned County Road; thence to the right in a Southeasterly direction and along the Southwesterly side of said County Road 120 feet, more or less, to point of beginning, containing 0.30 acres.

ALSO LESS AND EXCEPT: A portion of the NW 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 3 West, more particularly described as follows:

Begin at the SE corner of the said quarter-quarter and run westerly along the South side of said quarter-quarter for 1371.71 feet to the SW corner of said quarter-quarter, then turn an angle of 87 deg. 48 min. 11 sec. to the right and run northerly along the west side of said quarter-quarter for 730.44 feet, then turn an angle of 92 deg. 08 min. 52 sec. to the right and run 1166.16 feet, then turn an angle of 92 deg. 11 min. 17 sec. to the left and run 443.9 feet to a point on the South R.O.W. of Shelby County Road #22, then turn an angle to the right and run southeasterly along the South R.O.W. of said road for 186 feet, more or less to a point on the East side of said quarter-quarter, then turn an angle to the right and run southerly along the east side of said quarter-quarter for 1070.78 feet back to the point of beginning.

AFFIDAVIT OF DEATH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Terry Gregg, am over the age of 21 and I have personal knowledge of the following facts:

DeWitt A. Hare and wife, Helen G. Hare were the grantees under that certain deed from Eldridge W. Hare and wife, Geneva Hare and DeWitt A. Hare and wife, Helen G. Hare, dated August 26, 1971 and filed for record in the office of the Judge of Probate of Shelby County on August 27, 1971 at Deed Book 269 Page 614. At the time of that conveyance, Eldridge W. Hare and wife, Geneva Hare reserved unto themselves a life estate in a portion of the property conveyed.

Eldridge W. Hare died on or about December 2, 1972.

Geneva Hare died on or about January 31, 1989.

DeWitt A. Hare died on or about December 8, 2007, leaving Helen G. Hare as the surviving grantee under the above described deed.

Helen G. Hare died on or about November 2, 2010. On the date of her death, Helen G. Hare was survived by the following heirs whose names, approximate ages and conditions of life were the following:

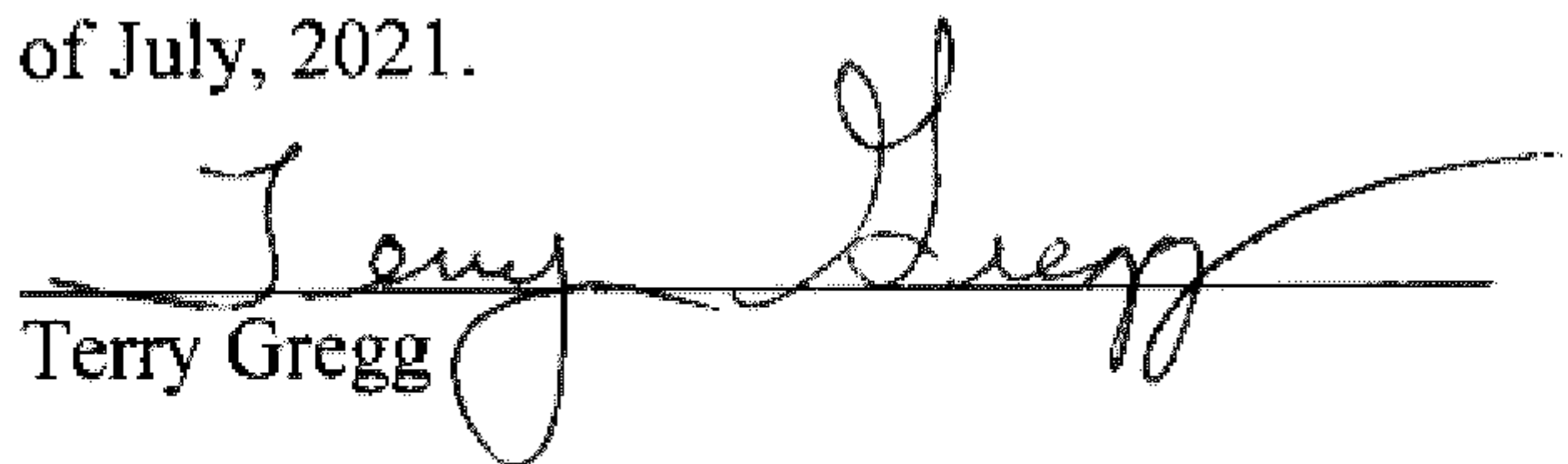
DeWitt A. Hare, Jr., Son, whose approximate age at the time of Helen G. Hare's death was 65 and who is currently alive and of sound mind.

Helen G. Hare died possessed of certain real property by virtue of the above described which is further described as follows:

See Exhibit A attached hereto and incorporated herein

At the time of her death, Helen G. Hare had no other heirs at law. Further, there are no other children or children of deceased children.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of July, 2021.


Terry Gregg

STATE OF ALABAMA)
COUNTY OF SHELBY)

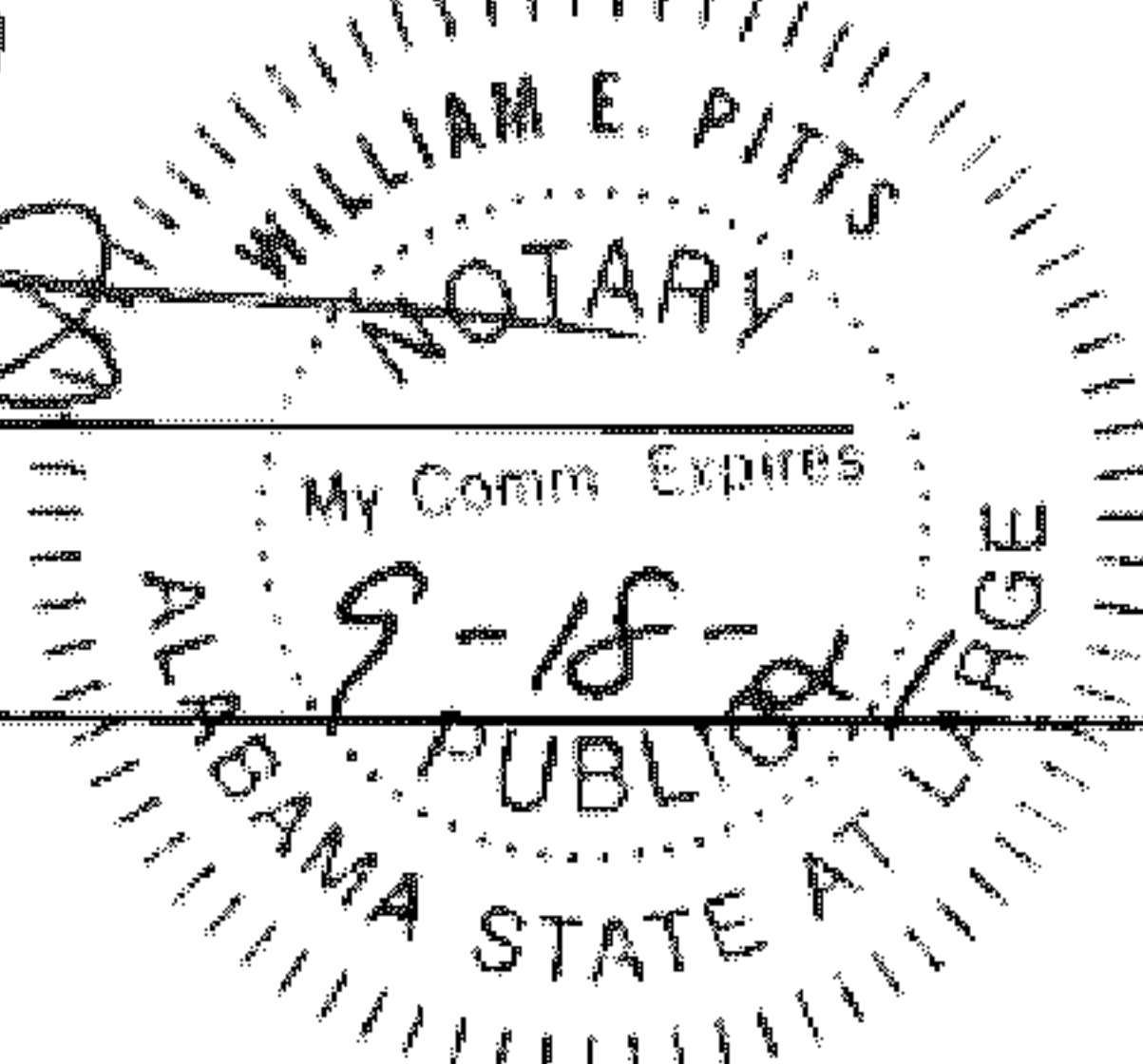
I, **THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Terry Gregg, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she, executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 16th day of July, 2021.



NOTARY PUBLIC

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY:

W. Eric Pitts, Esq.
W. Eric Pitts, L.L.C.
P.O. Box 280
Alabaster, AL 35007
(205) 216-4418

Exhibit "A"
Property Description

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2021 08:58:55 AM
\$824.00 JOANN
20210719000347950

Allen S. Bayl