

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

Send tax notice to: 20211103000532040  
11/03/2021 09:01:10 AM  
Rockett's LLC DEEDS 1/3  
P. O. Box 419  
Chelsea, AL 35043

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTY AND 00/100 DOLLARS (\$211,370.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jimmy R. Rockett and Danna J. Rockett, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Rockett's LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Begin at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 18 South, Range 1 West; thence North along the West line of said 1/4-1/4 section 250.00 feet; thence 91 degrees 12 minutes 05 seconds to the right 437.41 feet to the northwesterly right of way of Dunavant Valley Road; thence 104 degrees 19 minutes 31 seconds to the right along said right of way 250.00 feet; thence 74 degrees 28 minutes 51 seconds to the right 370.39 feet to the point of beginning. Situated in Shelby County, Alabama.**

Subject to:

1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, I (we) have hereunto set my (our) hand(s) and seals(s), this 20<sup>th</sup> day of October, 2021.

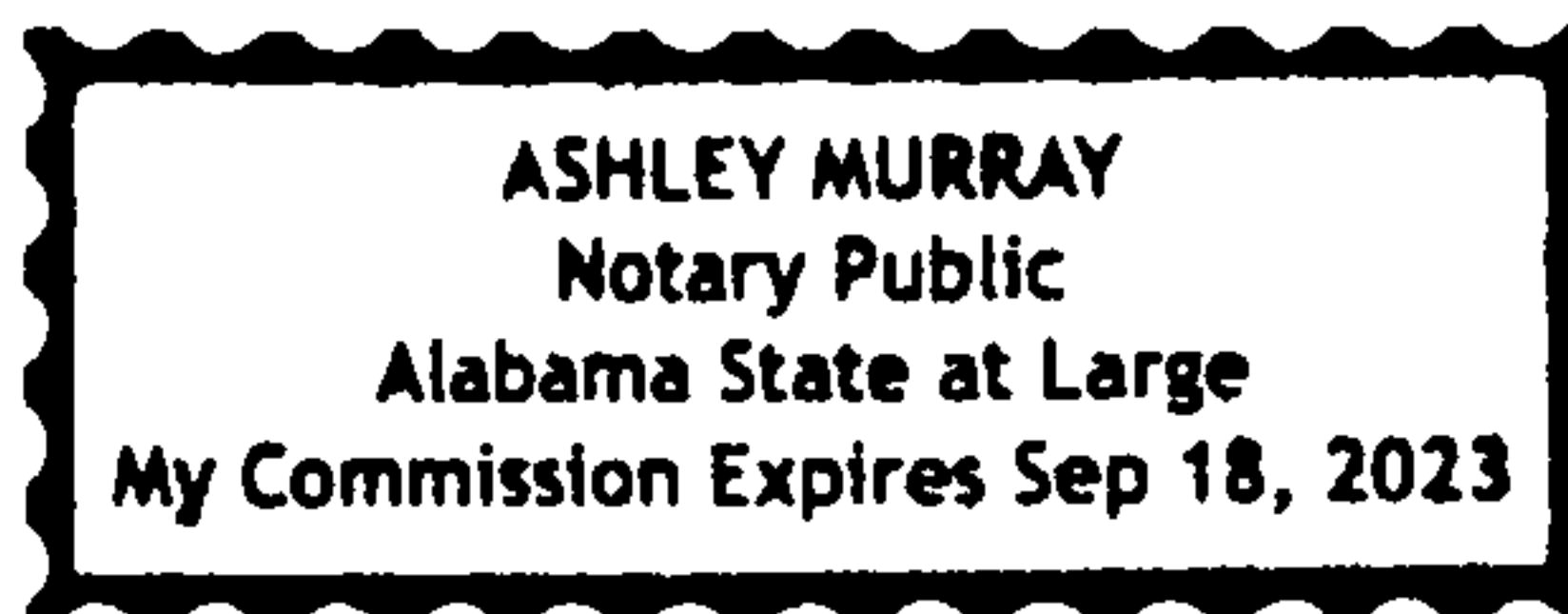
Jimmy R. Rockett (SEAL)  
Jimmy R. Rockett  
Danna J. Rockett (SEAL)  
Danna J. Rockett

**GENERAL ACKNOWLEDGEMENT**

STATE OF Alabama  
COUNTY OF Jefferson

)

)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy R. Rockett and Danna J. Rockett whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of October, 2021.

Ashley Murray  
NOTARY PUBLIC

My Commission Expires: 9.18.23

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

Grantor's Name Jimmy R. Rockett & Danna J. Rockett  
 Mailing Address 1402 Dunnavant Valley Road  
Birmingham, AL 35242  
 Property Address 1402 Dunnavant Valley Road  
Birmingham, AL 35242

Grantee's Name Rockett's LLC  
 Mailing Address 1402 Dunnavant Valley Road  
Birmingham, AL 35242  
 Date of Sale November 3, 2021  
 Total Purchase Price \$ \_\_\_\_\_  
 Or  
 Actual Value \$ \_\_\_\_\_  
 Or  
 Assessor's Market Value \$211,370.00

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 11-3-2021 Print Robert W. Smith  
 \_\_\_\_\_ Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/03/2021 09:01:10 AM  
 \$239.50 JOANN  
 20211103000532040

*Allen S. Bayl*

**Form RT-1**