

20220506000186650 1/3 \$553.50
Shelby Cnty Judge of Probate, AL
05/06/2022 01:03:25 PM FILED/CERT

Send tax notice to:

Powersports Real Estate Holdings, LLC

3371 Skyway Dr. Ste. 1

Auburn, AL 36830

This instrument prepared by:

Davidson, Davidson, Umbach & Forbus, LLC

310 Samford Village Court, Suite 201

Auburn, AL 36863

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$1,200,000.00** and other good and valuable considerations in hand paid to the undersigned **TRENT J. HALL, a married man** (hereinafter referred to as "Grantor") by **POWERSPORTS REAL ESTATE HOLDINGS, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the of the SW 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 3 West; thence run West along the South line of said 1/4-1/4, 322.13 feet; thence 121 degrees 15 minutes 55 seconds right and run for 447.17 feet to the point of beginning; thence continue Northeasterly for 125.43 feet; thence 85 degrees 16 minutes 00 seconds right and run Southeasterly for 395.22 feet to a point on the Westerly right of way line of U.S. Hwy. 31 south; thence 90 degrees 00 minutes 00 seconds right and run Southwesterly along said right of way line for 125.00 feet to the point 225.0 feet (as measured along said right of way line) Northerly of said South line of said Section; thence 90 degrees 00 minutes 00 seconds right and run Northwesterly for 405.57 feet to the point of beginning; being situated in Shelby County, Alabama.

THE ABOVE-DESCRIBED PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO ADVALOREM TAXES DUE OCTOBER 01, 2022, AND THEREAFTER; BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

The Grantor does for himself, his heirs, successors and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from

Shelby County, AL 05/06/2022
State of Alabama
Deed Tax: \$525.50

all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his successors, heirs, executors, 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, Grantor, Trent J. Hall, has hereunto set his signature and seal on this 22nd day of April, 2022.



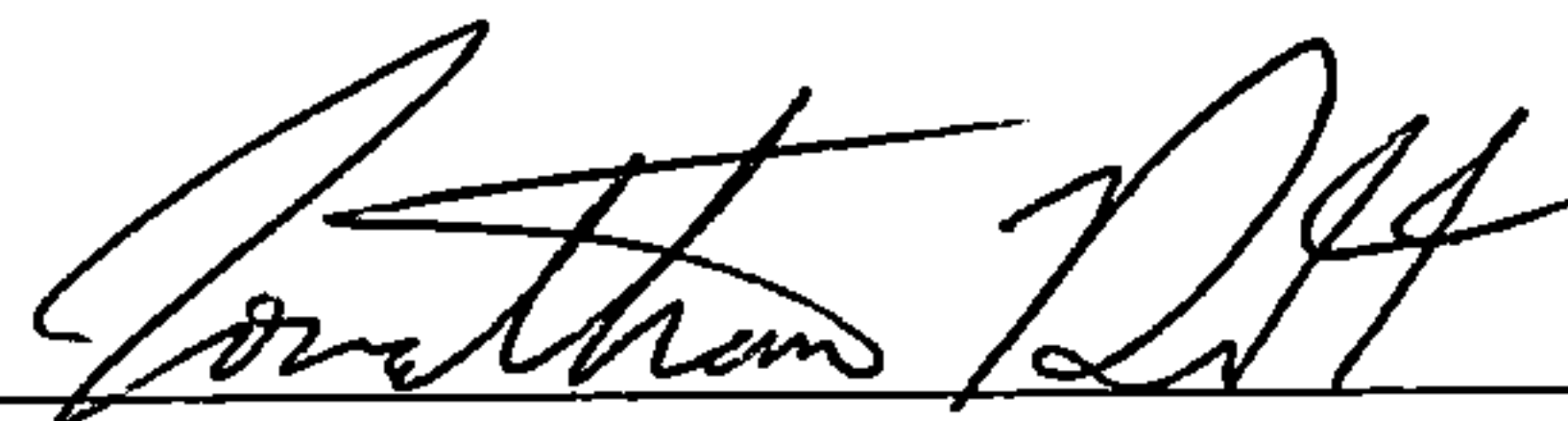
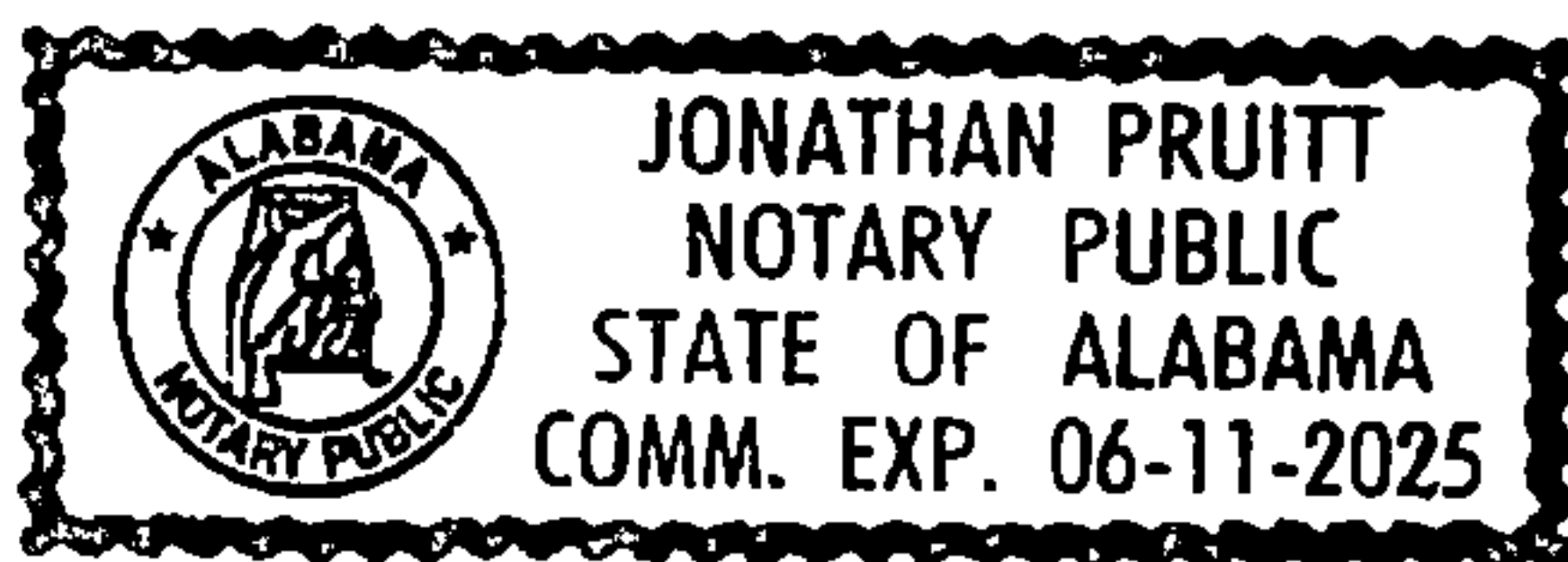
Trent J. Hall

STATE OF ALABAMA

COUNTY OF ~~LEE~~
Mobile

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Trent J. Hall, 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 said conveyance, he executed the same voluntarily.

GIVEN under my hand and seal of office this the 22nd day of April, 2021.



Notary Public

My commission expires: 6/11/2025



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Grantor's Name	<u>Trent J. Hall,</u>	Grantee's Name	<u>Powersports Real Estate Holdings, LLC,</u>
Mailing Address	<u>2878 US 31</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>3371 Skyway Dr, Ste 1</u> <u>Auburn, AL 36830</u>
Property Address	<u>2878 U.S. 31</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>April 22, 2022</u>
		Total Purchase Price	<u>\$1,200,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 04/22/2022

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

File No. 2022-507



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Form RT-1
Alabama 08/2012 LSS