

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Franklin Collision Center, Inc.
10699 Old Hwy 280
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Ten and no/100 Dollars (\$10.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Robert B. Franklin and Amanda M. Franklin, Husband and Wife** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Franklin Collision Center, Inc.** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at a pole in place being the Northeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, said point being South 01° 18' 37" East of and 2.83 feet from the Southeast corner of Lot No. 1 of The Shoppes At the Narrows Phase 1 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map book 25 at Page 32; thence proceed South 01° 18' 37" East along the East boundary of said Southwest one-fourth of the Southwest one-fourth for a distance of 179.87 feet; thence proceed South 89° 44' 22" West for a distance of 908.41 feet to a point on the Southwesterly boundary of the CSX Railroad 100 foot right-of-way, said point being the point of beginning. From this beginning point proceed North 50° 57' 16" West along the Southwesterly boundary of said railroad right-of-way for a distance of 230.29 feet (set 1/2" rebar); thence proceed South 46° 57' 06" West for a distance of 233.39 feet (set 1/2" rebar); thence proceed South 26° 08' 41" East for a distance of 177.57 (set 1/2" rebar) to the bank of a creek; thence continue South 26° 08' 41" East for a distance of 47.60 feet to the center of said creek; thence proceed North 57° 52' 15" East along the center of said creek for a distance of 99.50 feet; thence North 68° 51' 11" East along the center of said creek for a distance of 80.82 feet; thence proceed North 33° 59' 16" East along the center of said creek for a distance of 161.98 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 27 Township 19 South, Range 1 West, Shelby County, Alabama.

\$738,413.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

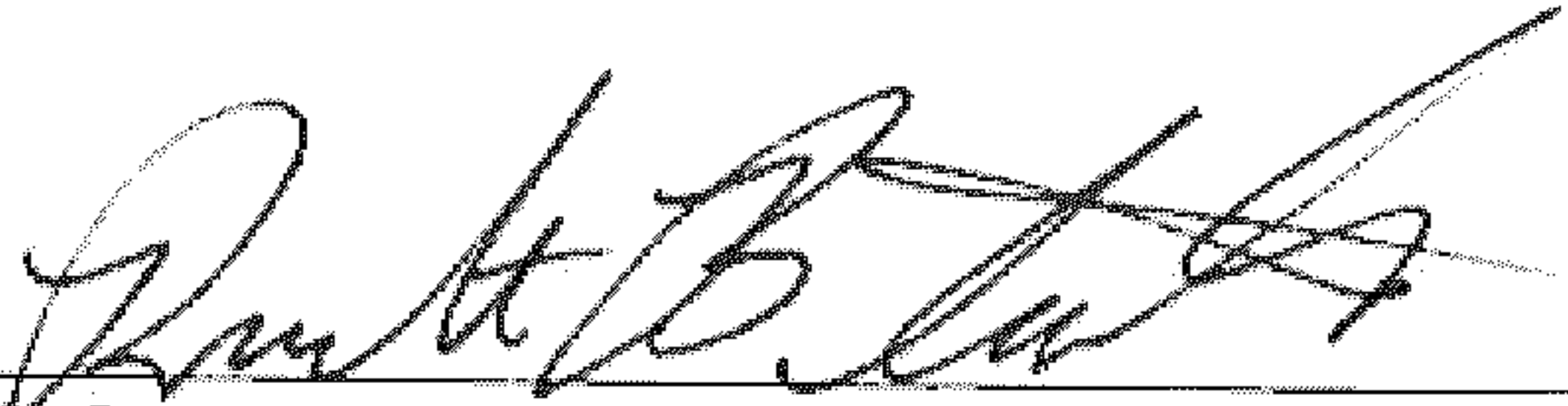
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

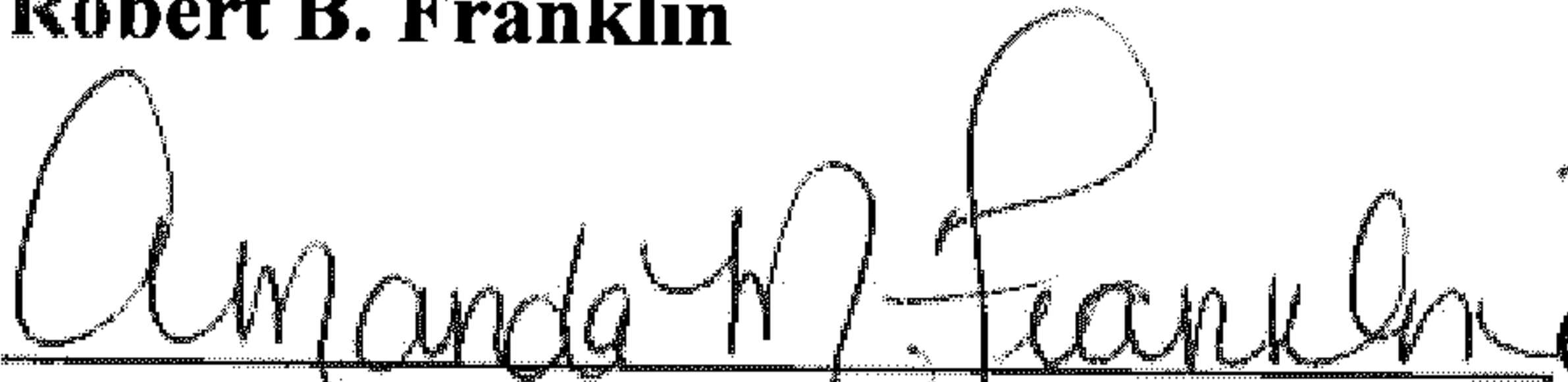
TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 7th day of December, 2022.



Robert B. Franklin (SEAL)



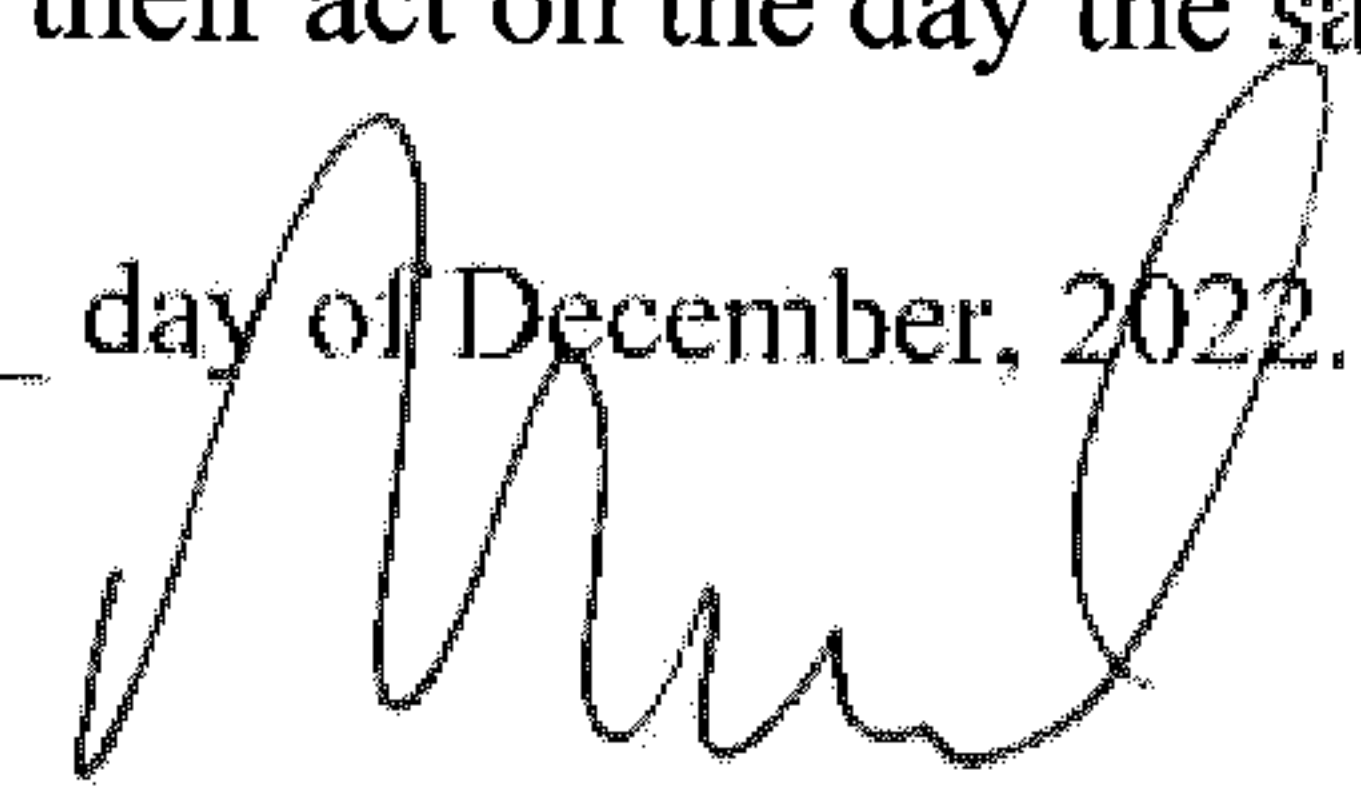
Amanda M. Franklin (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert B. Franklin and Amanda M. Franklin**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2022.





Notary Public

My commission expires: 7/28/25

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

Grantor's Name	Robert B. Franklin Amanda M. Franklin	Grantee's Name	Franklin Collision Center, Inc.
Mailing Address	10699 Old Highway 280 . Chelsea, 35043 35043	Mailing Address	10699 Old Highway 280 . Chelsea, AL 35043
Property Address	10699 Old Highway 280 . Chelsea, AL 35043	Date of Sale	
		Total Purchase Price	
		or	
		Actual Value	
		or	
		Assessor's Market Value	\$727,040.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Putting Property into LLC
<input type="checkbox"/> 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 of 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 _____

Print Robert B. Franklin

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2022 09:54:32 AM
\$29.00 BRITTANI
20221208000445240

Form RT-1

Alvin S. Bayl