

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
AUDIO SHARKS LLC
2260 VANESSA DRIVE
HOOVER, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Forty Nine Thousand and 00/100 Dollars (\$349,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, DENMAN CONSTRUCTION COMPANY, INC., an Alabama corporation (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto AUDIO SHARKS, LLC (herein referred to as “Grantee”) all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

THE CONSIDERATION HEREIN WAS DERIVED FROM A \$284,784 MORTGAGE
LOAN CLOSED SIMULTANEOUSLY HERewith

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and its assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by RODNEY B, DENMAN, as Member of DENMAN CONSTRUCTION COMPANY, INC., an Alabama corporation who is authorized to execute this conveyance has hereunto sets its signature and seal, this 15th day of MARCH, 2023.

DENMAN CONSTRUCTION COMPANY, INC.

By:

RODNEY B. DENMAN, PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RODNEY B. DENMAN, whose name as PRESIDENT of DENMAN CONSTRUCTION COMPANY, INC., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15th day of MARCH, 2023.

Notary Public

My Commission Expires: 9/18/2025

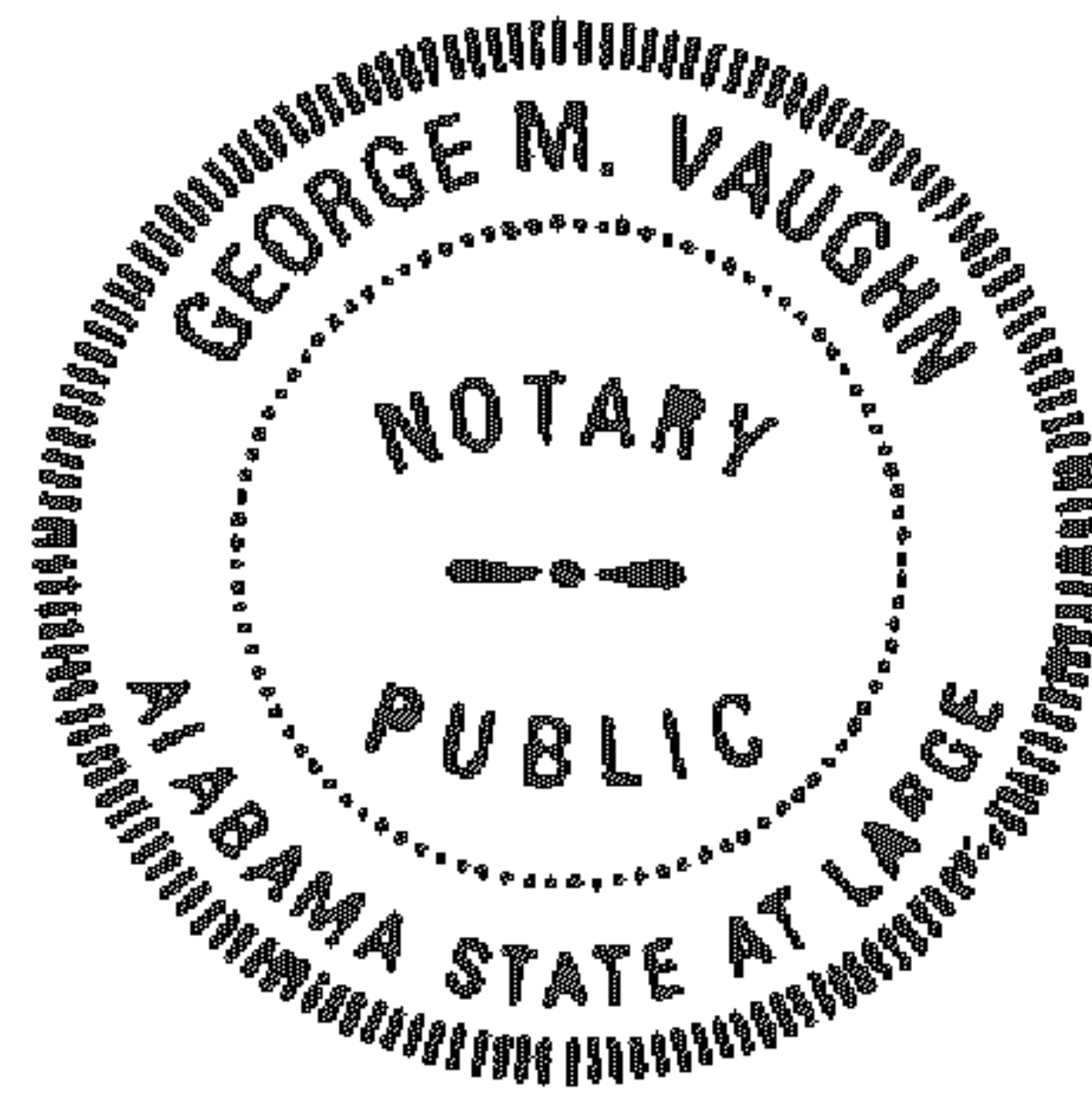


EXHIBIT A

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Commence at the Southeasterly corner of Lot 3, Block 1, of the Eckmann Subdivision, according to Plat recorded in Plat Book 3, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northwesterly along the Northeasterly line of said lot and along Southwesterly right of way line of old U. S. Highway No. 31, for a distance of 16.0 feet to the point of beginning of the part herein described; thence continue along said Northeasterly line of Lot 3 for a distance of 100.0 feet to the Northeasterly corner of said Lot 3; thence in a Southwesterly direction along the Northwesterly line of Lot 3 for a distance of 122.68 feet to a point; thence an angle left of 80 deg. 36' and run Southeasterly for 101.11 feet to a point; thence an angle left of 99 deg. 24' and run Northeasterly 15.95 feet Northwesterly of a parallel to the Southeasterly line of Lot 3 for 131.58 feet to the point of beginning. Being a part of Lot 3 Block 1 of the Eckmann Subdivision. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name DENMAN CONSTRUCTION COMPANY INC
Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name AUDIO SHARKS LLC
Mailing Address 2260 VANESSA WAY
HOOVER, AL 35242

Property Address METES AND BOUNDS

Date of Sale MARCH 1, 2023
Total Purchase Price \$349,000
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).

Date3/1/2023

Print George M. Vaughn

☐ Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2023 08:03:05 AM
\$95.50 BRITTANI
20230313000067180

Alvin S. Boyd