

This Instrument Prepared By:

\$ 320,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

§
§
§

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED TWENTY THOUSAND DOLLARS AND NO/100 (\$ 320,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **VICKY L. OAKLEY, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.,** (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **REGAN LYTTLE CORNWELL AND PATRICIA E. LEWIS, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR IN FEE SIMPLE,** (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

This conveyance is made to Grantee/s absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
5. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings recorded in Instrument No. 20071008000469200 and amended in Instrument No. 20080512000192610, Instrument No. 20100325000086330; Instrument No. 20100618000195550, Instrument No. 20160503000147290, Instrument No. 2170208000047870, Instrument No. 20180129000029900 and Instrument No. 20190208000042250.
6. Assignment of Developer Rights recorded in Instrument No. 20100325000086360.

7. Assignment of Declarant's Rights recorded in Instrument No. 20160517000168170.
8. Easement granted Alabama Power Company by instrument recorded in Instrument #20070418000180080.
9. Terms, conditions, obligations, rules, regulations and by-laws of Polo Crossing Owners Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20071008000469190.
10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantor to convey any such interest which it may own.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 18th day March, 2024.

Janell M. Anderson, Trustee

Janell M. Anderson, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.

STATE OF

COUNTY OF

Nebraska
Douglas

I, the undersigned Notary Public, in and for said State, hereby certify that **Janell M. Anderson**, whose name is signed to the foregoing conveyance as **TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.,** and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same on behalf of and as the act and deed of **THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.,** in her capacity as **TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.,** voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2024.
(AFFIX NOTARIAL SEAL)

State of Nebraska – General Notary
JENNIFER SCHNEIDER
My Commission Expires
October 21, 2027

NOTARY PUBLIC

My Commission Expires: 10/21/27**PROPERTY ADDRESS:**

208 Belmont Way
Chelsea, AL 350

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE AS OF: March 22, 2024

EXHIBIT A

LOT 261, THE VILLAGE AT POLO CROSSINGS, SECTOR TWO, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 49, PAGE 3 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.

Real Estate Sales Validation Form

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

Grantor's Name N.P. Dodge Jr. Trust:

Grantee's Name Regan Lyttle Cornwell
Patricia E. LewisMailing Address 2707 N 118th St
Omaha, NE 68164Mailing Address 208 Belmont Way
Chelsea, AL 35043Property Address 208 Belmont Way
Chelsea, AL 35043Date of Sale 22nd day of March, 2024
Total Purchase Price \$320,000.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2024 11:13:10 AM
\$354.00 BRITTANI
20240328000085070

Alvin S. Byrd

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 require

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 3/22/2024

Print Regan Lyttle Cornwell

Unattested

(verified by)

Sign

Regan Lyttle Cornwell
(Grantor/Grantee/owner/agent) circle one

Patricia E. Lewis