

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Laura L. Sign
279 O'Hara Drive
Columbiana, Alabama 35051

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this August 12, 2025, That for and in consideration of **NINE HUNDRED THOUSAND AND NO/100 (\$900,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **ROBERT P. GROSZE, II, an unmarried person,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **LAURA L. SIGN,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 2, according to the Survey of O'Hara Subdivision, as recorded in Map Book 35, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama. Together with the right to use the easement running from Tara Drive through O'Hara Subdivision as depicted on the plat of said O'Hara Subdivision.

Subject to:

1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 35, Page 77.
7. Articles of Incorporation of O'Hara Owner's Association, Inc. as recorded in Instrument No. 20080108000009400.
8. Covenants, Conditions, and Restrictions as set forth in the document recorded in Instrument No. 20050727000376150, Amendment to the Declaration of Protective Covenants as recorded in Instrument No. 20080108000009410.
9. Easement to Alabama Power Company as recorded in Instrument No. 20060201000050860.
10. Notes as set out per Map Book 35, Page 77, Map Book 37, Page 140, and Map Book 41, Page 100.


11. Pipeline easement along Southeast lot line as shown on Map Book 41, Page 100.
12. 30 foot ingress, egress and utility easement along Westerly lot line as shown on Map Book 35, Page 77, Map Book 37, Page 140, and Map Book 41, Page 100.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 12, 2025.

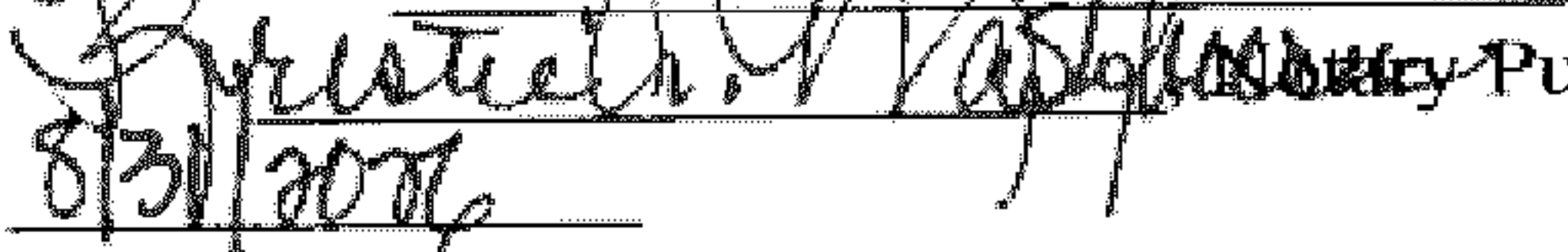
GRANTOR:


Robert P. Grosze, II

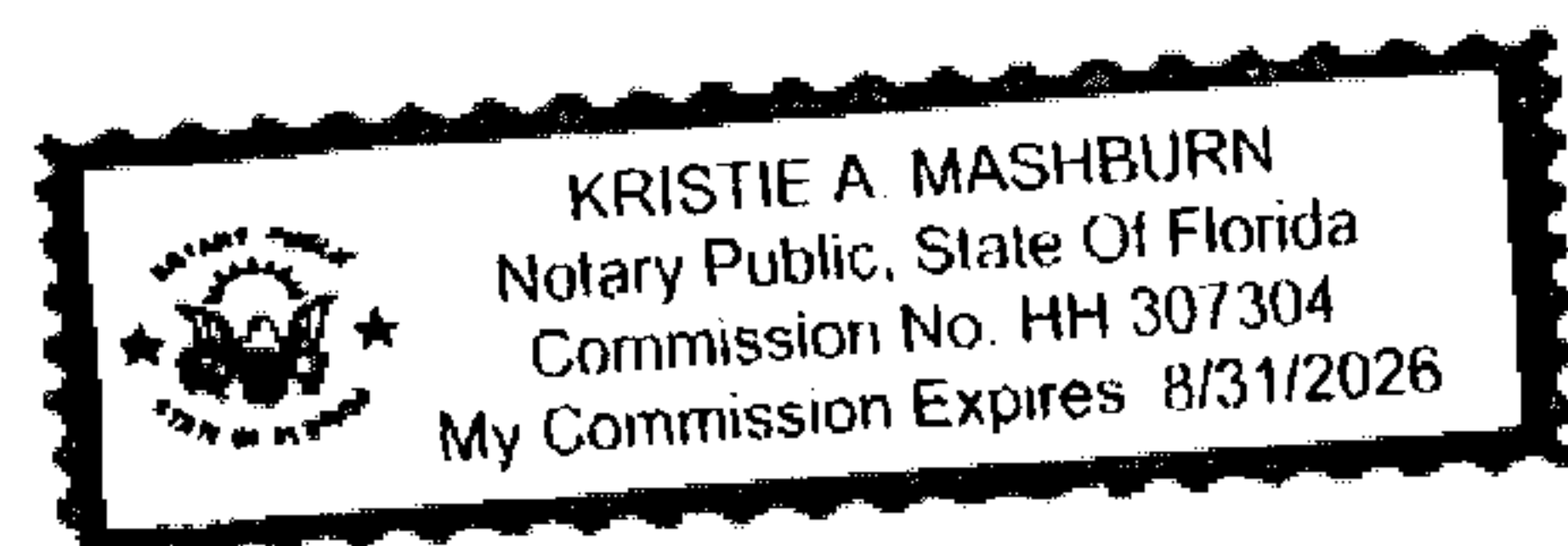
STATE OF Florida
COUNTY OF Dakota

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Robert P. Grosze, II, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Robert P. Grosze, II executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 12, 2025.

My Commission Expires: 8/31/2026  Notary Public

[Affix Seal Here]





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/18/2025 09:32:16 AM
 \$928.00 JOANN
 20250818000251890

Allen S. Byrd

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 P. Grosze II
 Mailing Address _____

 279 O'Hara Drive
 Columbiana, AL 35051

Grantee's Name Laura L. Sign
 Mailing Address _____

 279 O'Hara Drive
 Columbiana, AL 35051

Property Address 279 O'Hara Drive

 Columbiana, AL 35051

Date of Sale 8/14/25
 Total Purchase Price \$ 900,000.00
 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).

Date 8/14/25

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1