



20251226000394160 1/4 \$486.00
 Shelby Cnty Judge of Probate, AL
 12/26/2025 11:45:22 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT
 BENEFIT OF TITLE EXAM OR SURVEY BY:

E. Kenneth Aycock, Esq.
 E. KENNETH AYCOCK, P.C.
 1107 23RD Ave.
 Shelby, AL 35401

STATE OF ALABAMA §
 § WARRANTY DEED
 SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Guitar Gallery, Inc., an Alabama corporation**, (herein referred to as "GRANTOR") does grant, bargain, sell and convey unto **Smith Vogt Holdings, Inc.**, (herein referred to as GRANTEE) all right, title and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to the following:

- 1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.**
- 2. Transmission Line Permit(s) to Alabama power Company as shown by instruments recorded in Deed 1012 page 511 and Deed 171 page 400 in the Probate Office.**
- 3. Easement Agreement as set on in Inst. No. 1998-5884 in the Probate Office.**
- 4. The following matters as shown on the survey by R.C. Farmer and Associates, inc dated 08/05/03:**
 - a) Encroachments of sign into the easement on Southerly side of the land.**
 - b) Encroachments of curbs and sidewalks into easements.**
 - c) 30 feet ingress, egress, utility, drainage easement on the northerly and Northwesterly portion of the land.**
 - d) 25 feet utility and drainage easement on southerly.**
 - e) 10 feet utility and drainage easement on the southerly**
 - f) encroachment of 18 feet reinforced concrete pipe into easements.**
 - g) encroachments of sanitary sewer line out of the easement in Southwesterly portion.**

Shelby County, AL 12/26/2025
 State of Alabama
 Deed Tax:\$455.00



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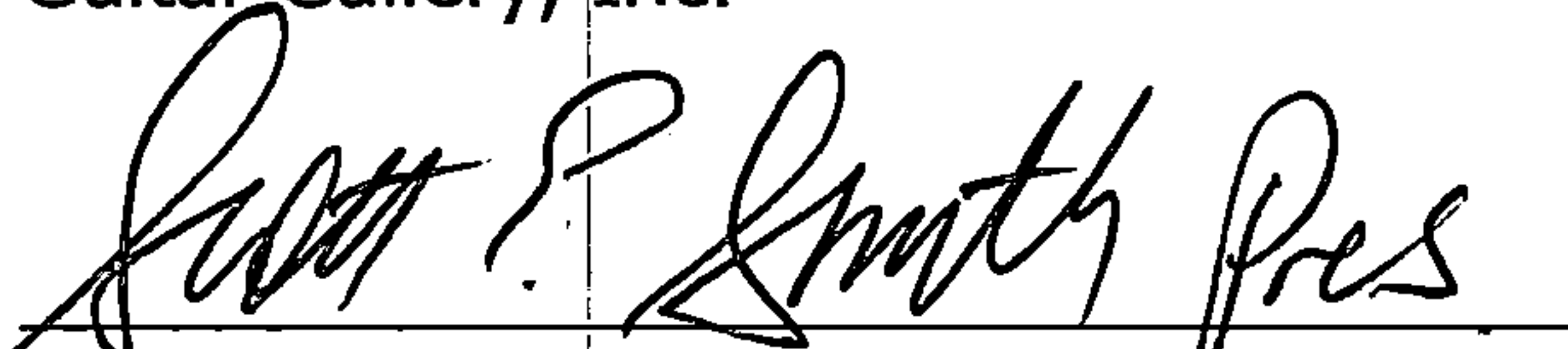
Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, to the said GRANTEE and to his heirs and assigns forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, I have hereunto set my hand and seal, this 19th day of December, 2025.

Guitar Gallery, Inc.

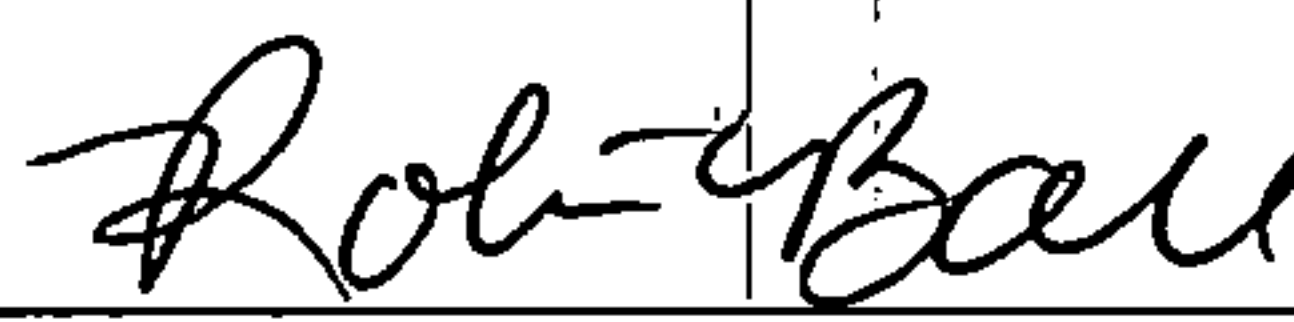

Scott E. Smith, President

STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott E. Smith**, whose name is signed to the foregoing conveyance as President of Guitar Gallery, Inc., and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance, he executed the same voluntarily and with requisite authority on the day the same bears date.

Given under my hand and official seal this the 19th day of December, 2025.

ROBIN BALL
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires July 25, 2029


Notary Public in and for the
State of Alabama at Large



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EXHIBIT "A"

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the SE corner of Section 1, Township 20 South, Range 3 West; thence North 6 deg. 21 min. 04 sec. West for a distance of 738.97 feet; thence North 78 deg. 15 min. 22 sec. West a for a distance of 262.75 feet to the point of beginning; thence continue along the last described course for a distance of 180.91 feet to a point on the Easterly right of way line of U. S. Highway 31 (200 foot right of way); thence South 21 deg. 00 min. 00 sec. West along said right of way for a distance of 110.00 feet; thence South 68 deg. 56 min. 40 sec. East and leaving said right of way for a distance of 178.42 feet; thence North 21 deg. 03 min. 20 sec. East for a distance of 139.27 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1

Grantor's Name Guitar Gallery, Inc.
Mailing Address 309 Hargrove Rd E
Tuscaloosa, AL 35401

Grantee's Name Smith Vogt Holdings, Inc
Mailing Address 309 Hargrove Rd E
Tuscaloosa, AL 35401

Property Address 2621 Pelham Pkwy
Pelham, AL 35124

Date of Sale 12/18/2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 454,630.00

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other 2025 Assessment 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 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 12/18/25

Print E. Kenneth Aycock

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one