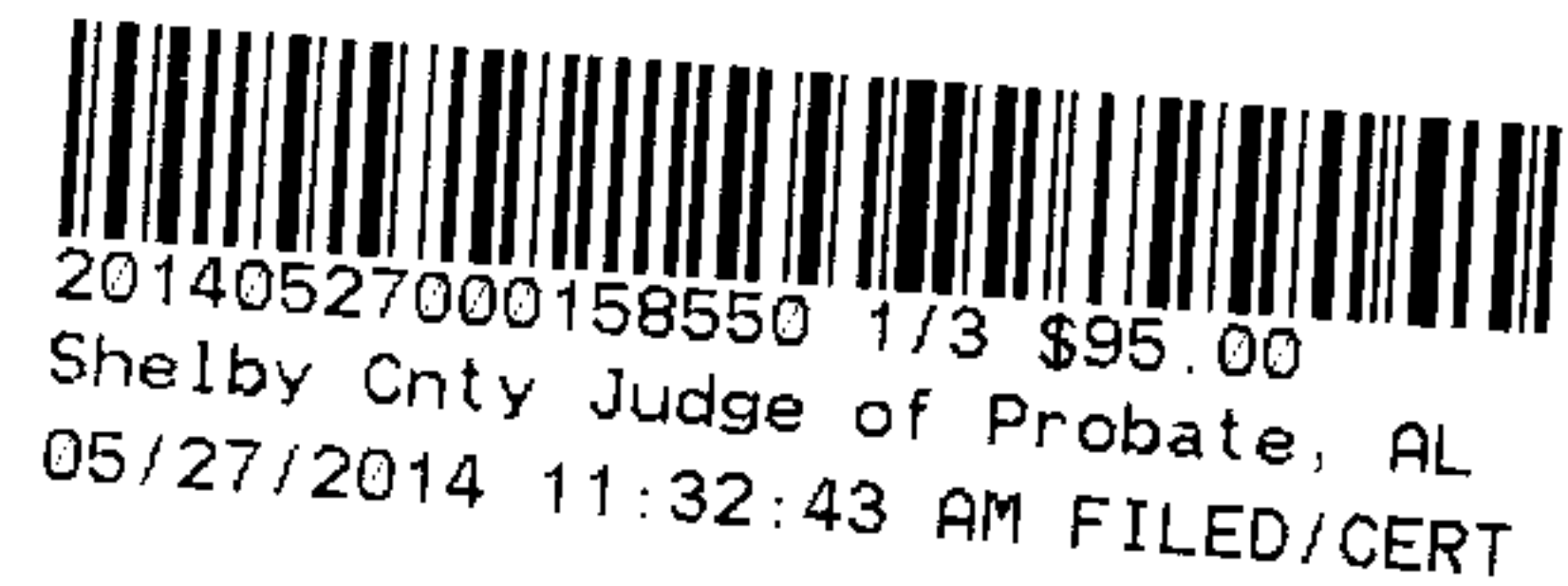


Grantee's address: LWE HOA  
144 Waterloo Bend  
Birmingham, AL 35242

William R. Justice  
P. O. Box 587  
Columbiana, Alabama 35051



## QUITCLAIM DEED

STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Living Water Utilities, LLC, and Alabama limited liability company, successor in interest to SWWC Utilities, Inc., successor by merger to Southwest Water Alabama, Inc. (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Lake Wellington Estates Homeowners Association, Inc. (hereinafter called GRANTEE), all right, title, interest, and claim in or to the following described rights of way, easements, facilities, and fixtures situated in Shelby County, Alabama, to-wit:

All sewer pump stations and other sewage collection facilities and fixtures in Lake Wellington Estates, a residential subdivision, a map of which is recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama, and any interest in the lands upon which same are situated which are owned by Grantor, or in which Grantor owned some interest, together with any Grantor owned rights of ingress and egress or other easements pertaining or appurtenant to said sewage collection facilities. This conveyance includes, but is limited to, those rights of way, easements, facilities, and fixtures described as follows:


1. Conveyed to Southwest Water Alabama, Inc. in the Declaration of Covenants, Conditions, and Restrictions for Lake Wellington Estates, recorded as Instrument # 20070514000223630 in the Probate Office of Shelby County, Alabama.
2. Conveyed to Southwest Water Alabama, Inc. by Lake Wellington Development Group, LLC, by Agreement for Sale and Management of Sewer Collection Facilities dated June 12, 2006, and recorded as part of Instrument # 20070514000223630 in the Probate Office of Shelby County, Alabama.
3. As shown on the map of Lake Wellington Estates, recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

IN WITNESS WHEREOF, the said GRANTOR, by its managing member, Grady Parsons, who is authorized to execute this conveyance has hereto set its signature and seal, this the 15 day of May, 2014.

Shelby County, AL 05/27/2014  
State of Alabama  
Deed Tax: \$75.00

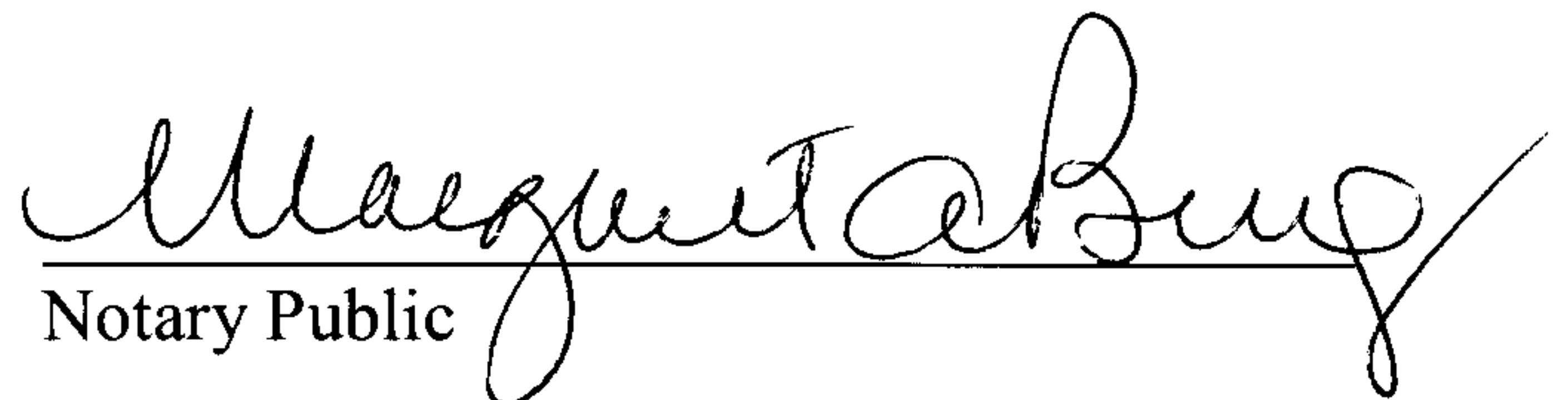
Living Water Utilities, LLC

by   
Grady Parsons, as its General Manager


STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Grady Parsons, whose name as General Manager of Living Water Utilities, LLC, an Alabama limited liability company, 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 managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 15<sup>th</sup> day of May, 2014.

  
Notary Public

**My Commission Expires 3-24-2015**

  
20140527000158550 2/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
05/27/2014 11:32:43 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Living Water Utilities  
Mailing Address 5800 Fenspar Way  
Suite 200  
Birmingham, AL 35244

Grantee's Name Lake Wellington Estates HOA  
Mailing Address LWE HOA  
144 Waterloo Bend  
Birmingham, AL 35242

Property Address Lake Wellington Estates  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 75,000.

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 Property Tax Office

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 5/27/14

Print Brad Christopher - LWE HOA

☒ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140527000158550 3/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
05/27/2014 11:32:43 AM FILED/CERT