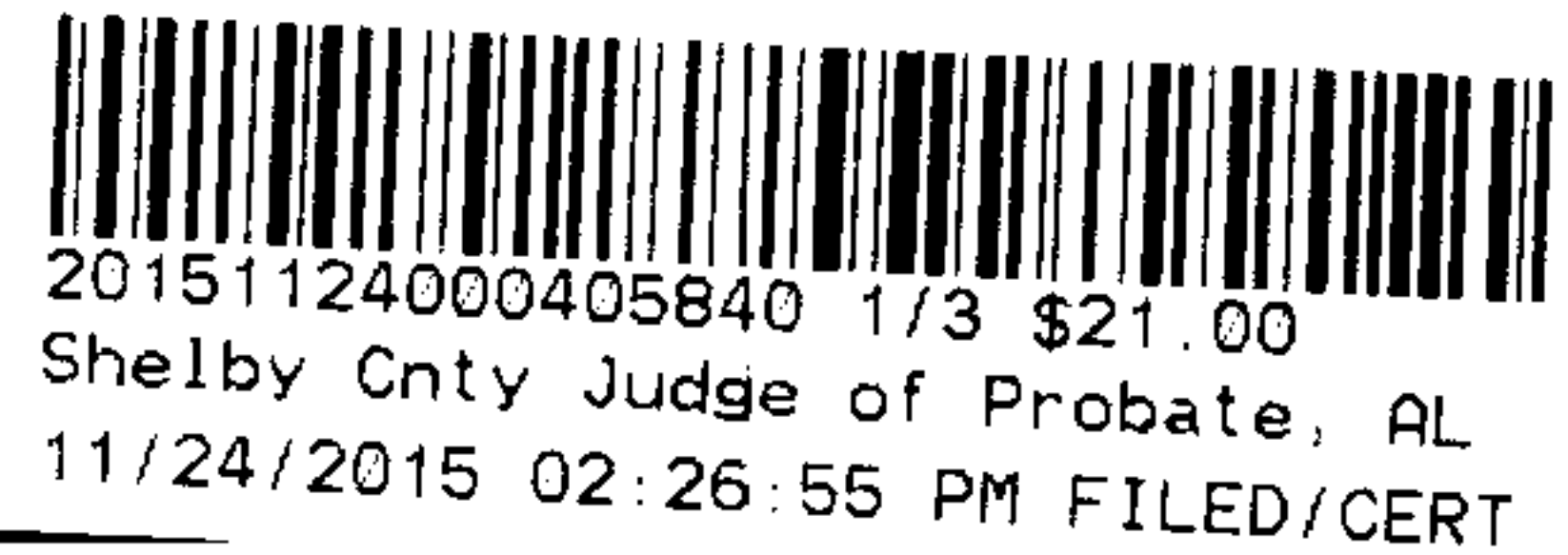


Send Tax Notice To:
Shoals Mill Village Apartments, Ltd.
197 Cahaba Valley Parkway
Pelham, Alabama 35124



General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF TWO HUNDRED NINE THOUSAND NINE HUNDRED NINETY-NINE and No/100 DOLLARS (\$209,999.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **PEGGY S. RILEY, an unmarried woman** (hereinafter collectively referred to as Grantor), does grant, bargain, sell and convey unto **SHOALS MILL VILLAGE APARTMENTS, LTD., an Alabama limited partnership** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

LOT 1 OF SHOALS MILL VILLAGE, AS SHOWN BY MAP ON RECORD
IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA IN MAP BOOK 44, PAGE 105

The property conveyed herein is not the homestead of the Grantor.

*ALL OF THE ABOVE PROCEEDS WERE DERIVED FROM A MORTGAGE LOAN CLOSED
SIMULTANEOUSLY HEREWITH.*

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes and assessments for 2016 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Matters shown on the Plat of records as Map Book 44, Page 105 in the Office of the Judge of Probate of Shelby County, Alabama;
4. Any and all matters of record, including but not limited to easements, rights of way, condemnations, setback lines and release of damages; and
5. All matters revealed by the survey prepared by James M. Ray, Ray & Gilliland dated October 14, 2014 and revised March 31, 2015.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **SHOALS MILL VILLAGE APARTMENTS, LTD., an Alabama limited partnership**, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 23 day of November, 2015.

PEGGY S. RILEY

Peggy S. Riley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PEGGY S. RILEY, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 2015.

[Signature]

NOTARY PUBLIC

My commission expires: 5-13-2017



20151124000405840 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/24/2015 02:26:55 PM 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 PEGGY RILEY
Mailing Address 3900 Krollwood TRACE
Birmingham, AL 35243

Grantee's Name Shoals Mill Village
Mailing Address 197 Cahaba Valley Pkwy
Pelham, AL 35243

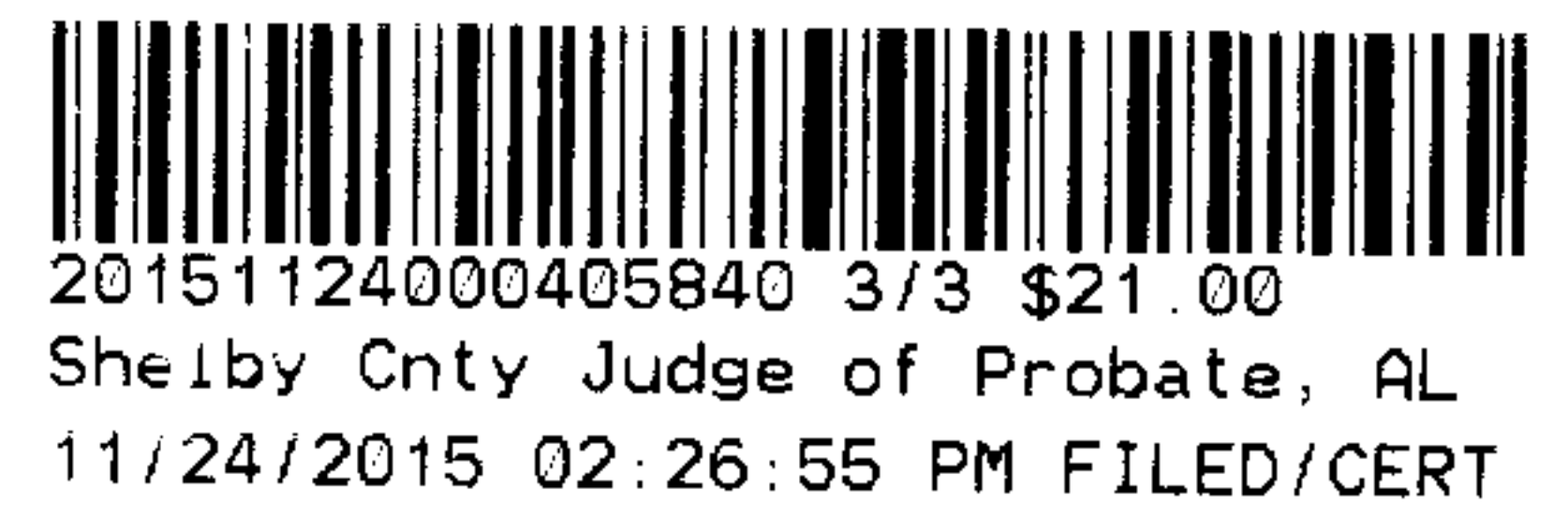
Property Address Lot 1 Shoals Mill
MB 44, Pg 105
Shelby County

Date of Sale Nov. 23, 2015
Total Purchase Price \$ 209,999⁰⁰
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 11-23-2015

Print Laurie Boston Sharp

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one