

20160229000063210

02/29/2016 02:43:57 PM

DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Maloose Properties, LLC
5500 Southlake Park, Unit 200
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$730,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **SOUTHLAKE PARK PARTNERS, LLC, an Alabama limited liability company,** by **MARTY BRYOM, Managing Member** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **MALOOSE PROPERTIES, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit;

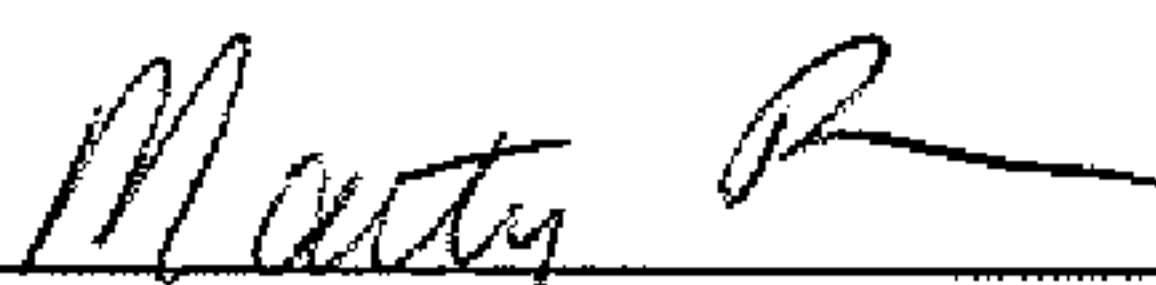
Exhibit A, Legal Description, attached and incorporated herein by reference.

\$730,000.00 of the above-recited consideration is being paid in cash.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 26th day of February, 2016.

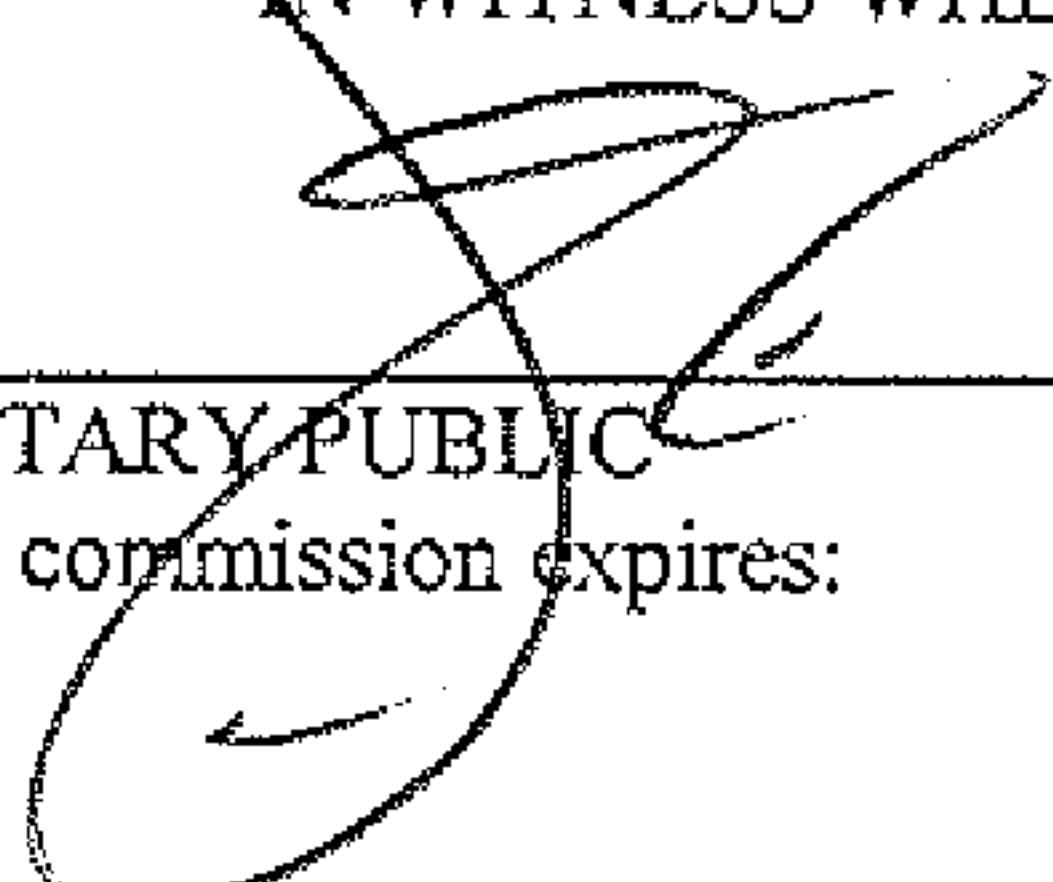


MARTY BYROM, Managing Member
SOUTHLAKE PARK PARTNERS, LLC

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MARTY BYROM, Managing Member of SOUTHLAKE PARK PARTNERS, LLC**, an Alabama limited liability company, 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 instrument, he, as such Managing Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of February, 2016.



NOTARY PUBLIC
My commission expires:

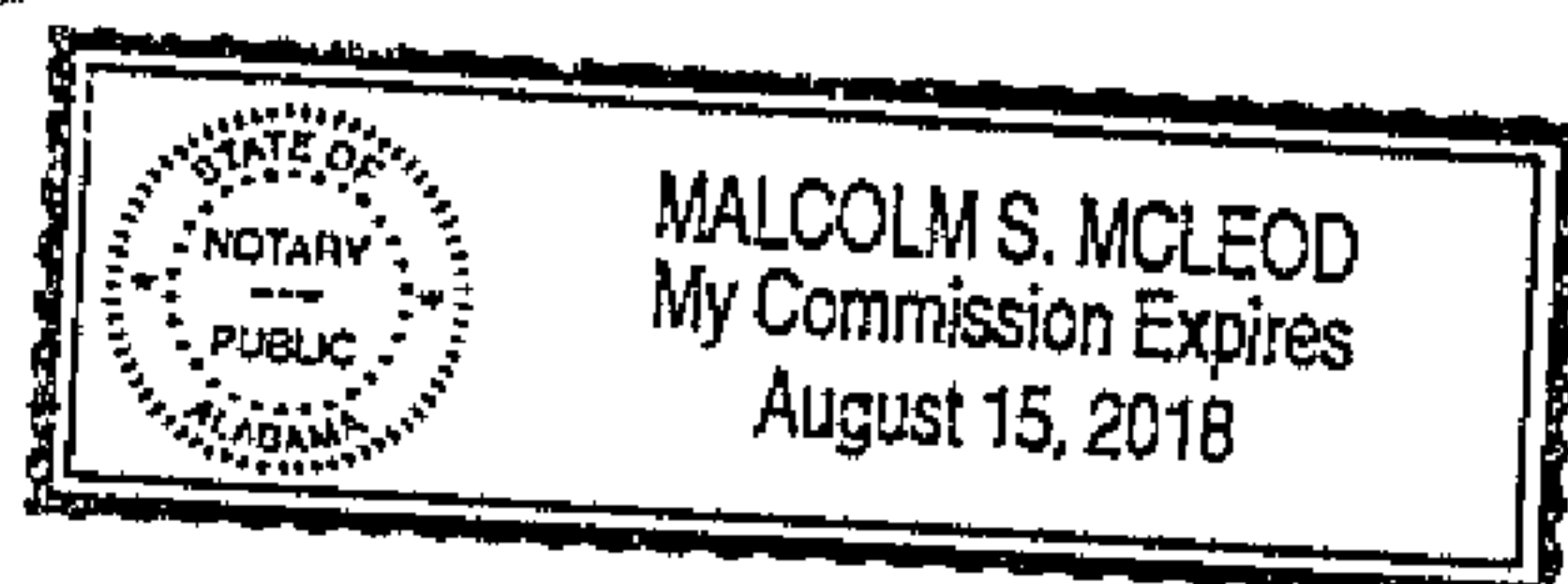


Exhibit A, Legal Description

Units 100, 150, 200 and 250, Building 5500, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, Fifth Amendment recorded in Inst. No. 2011091900027600, Sixth Amendment recorded in Inst. No. 20120420000136540 and Seventh Amendment recorded in Inst. No. 20160216000048850, in the Probate Office of Shelby County, Alabama, (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 118; Map Book 41, Page 73 and Map Book 41, Page 79 and Map Book 42, Page 31 and Map Book 45, Page 98A, in said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name SOUTHLAKE PARK PARTNERS, LLCGrantee's Name MALOOSE PROPERTIES, LLCMailing Address 2526 VALLEYDALE ROAD
BIRMINGHAM, AL 35244Mailing Address 5500 SOUTHLAKE PARK, STE. 200
BIRMINGHAM, AL 35244Property Address 5500 SOUTHLAKE PARK
BIRMINGHAM, AL 35244Date of Sale February 26, 2016Total Purchase Price \$730,000.00

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 February 26, 2016Print Malcolm S. McLeodUnattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/29/2016 02:43:57 PM
\$753.00 DEBBIE
20160229000063210