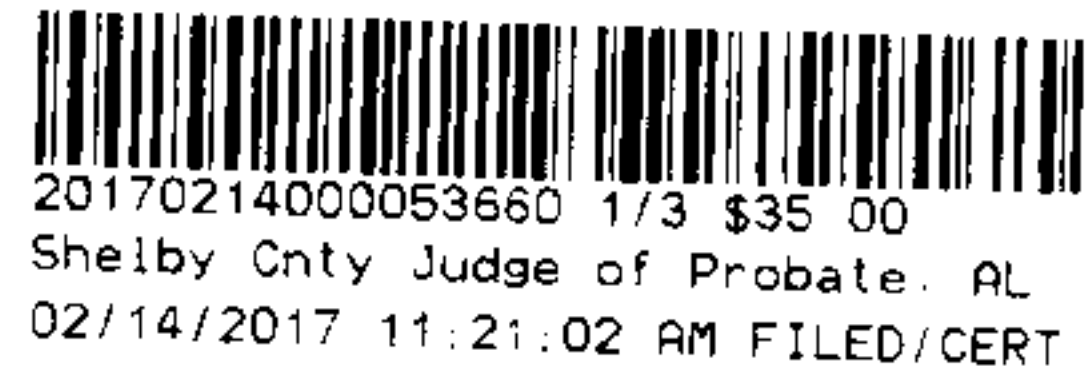


This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242

Send Tax Notice To: Joshua Graham Winn  
1029 Dublin Way  
Birmingham, AL 35242

File No.: 2017106

## WARRANTY DEED



State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Louis A. Verde, By and Through His Attorney in Fact, Malvin Upchurch, and wife, Kara Maria Verde, By and Through Her Attorney in Fact, Melvin Upchurch,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joshua Graham Winn,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1029 Dublin Way, Birmingham, AL 35242;** to wit:

**LOT 52A, ACCORDING TO THE SURVEY OF DUNNAVANT SQUARE RESURVEY, AS RECORDED IN MAP BOOK 42, PAGE 123A, 123B, AND 123C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREA AS MORE PARTICULARLY DESCRIBED IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DUNNAVANT SQUARE AS RECORDED IN INSTRUMENT NUMBER 20100713000222660, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS MAY BE AMENDED FROM TIME TO TIME (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER REFERRED TO AS THE "DECLARATION").**

**Subject To:**

1. **Property Taxes for 2017, and subsequent years.**
2. **Mineral and mining rights, with rights of ingress & egress & Springing Surface Waiver in #20140331000088780.**
3. **Right of Way to Shelby County in Deed Volume 196, Page 237; Deed Volume 196, Page 248 and Deed Volume 196, Page 254.**
4. **Permits to Alabama Power in Deed Volume 247, Page 905; Deed Volume 139, Page 569 and Deed Volume 134, Page 411.**
5. **Declaration of Protective Covenants pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act in #20070410000164500**
6. **Amended and Restated Declaration of Covenants, Conditions and Restrictions in #320080401000129920**
7. **Mineral and mining rights in Deed Volume 81, Page 417**
8. **Memorandum of Sewer Service Agreement in #20121102000422200**

**\$266,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of February, 2017.

*Louis A. Verde By His Attorney in Fact*  
*Melvin Upchurch*

Louis A. Verde By His Attorney in Fact  
Melvin Upchurch

*Kara Maria Verde By Her Attorney in Fact*  
*Melvin Upchurch*

Kara Maria Verde By Her Attorney in Fact  
Melvin Upchurch

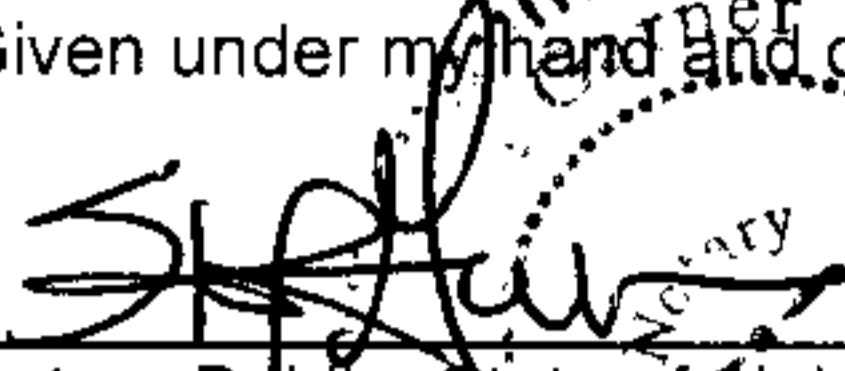
Shelby County, AL 02/14/2017  
State of Alabama  
Deed Tax: \$14.00


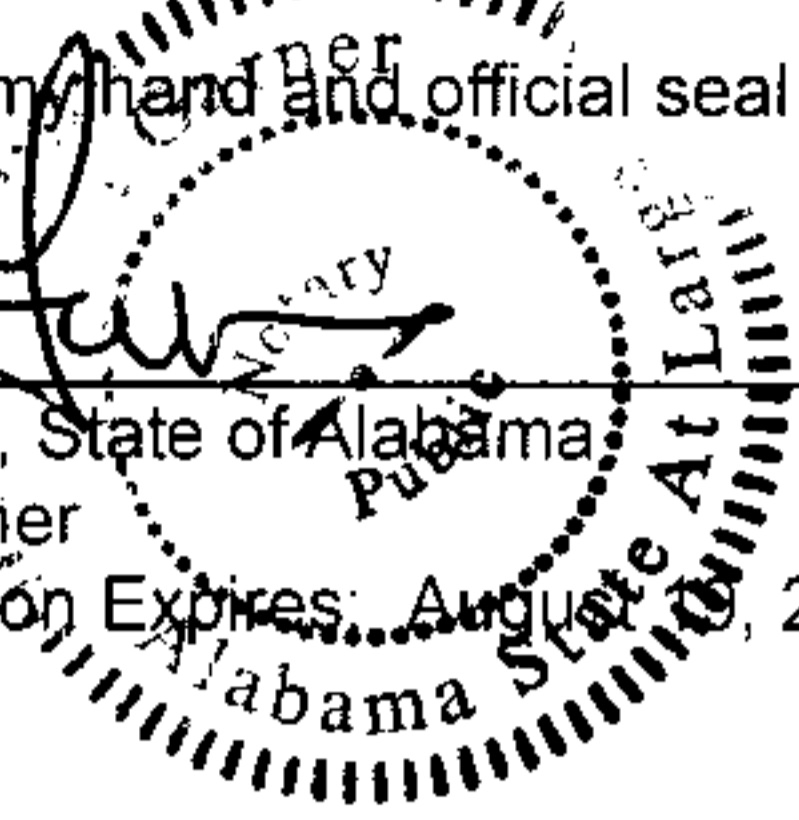
State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Melvin Upchurch as Attorney in Fact for both, Louis A. Verde and Kara Maria Verde, husband and wife, 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 he, in his capacity as Attorney in Fact for Each, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of February, 2017.

  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires: August 10, 2017



20170214000053660 2/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
02/14/2017 11:21:02 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 <u>Louis A. Verde</u> <u>Kara Maria Verde</u> Mailing Address <u>721 Governor Morrison Street, Apt.</u> <u>101</u> <u>Charlotte, NC 28211</u> Property Address <u>1029 Dublin Way</u> <u>Birmingham, AL 35242</u>	Grantee's Name <u>Joshua Graham Winn</u> Mailing Address <u>1029 Dublin Way</u> <u>Birmingham, AL 35242</u> Date of Sale <u>February 09, 2017</u> Total Purchase Price <u>\$280,000.00</u> 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	



20170214000053660 3/3 \$35.00  
 Shelby Cnty Judge of Probate, AL  
 02/14/2017 11:21:02 AM FILED/CERT

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.

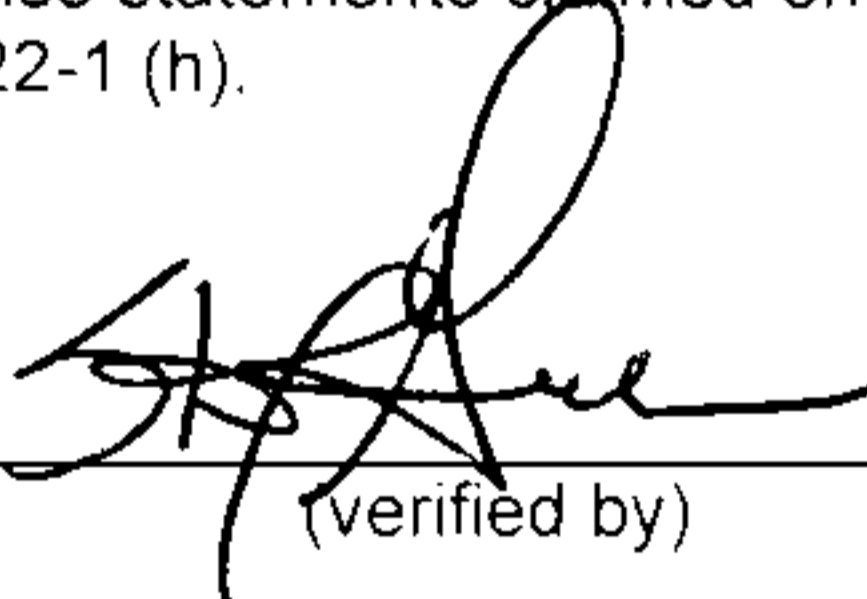
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 08, 2017

Unattested

  
 \_\_\_\_\_  
 (verified by)

Print Louis A. Verde

Sign Louis A. Verde By AS Martin  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one