

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

20170908000327590
09/08/2017 10:47:28 AM
DEEDS 1/4

Send tax notice to:

CMLC Holdings, LLC
23 Inverness Center Pkwy, Unit 100
Hoover, Alabama 35242

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Million Eight Hundred Eighty-Two Thousand Eight Hundred and 00/100 Dollars (\$1,882,800.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Lakeview Park Properties, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

CMLC Holdings, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

\$1,900,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors 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 acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **21st day of August, 2017.**

Lakeview Park Properties, LLC

BY: _____

Marty Byrom

(Seal)

**Marty Byrom
ITS: Member**

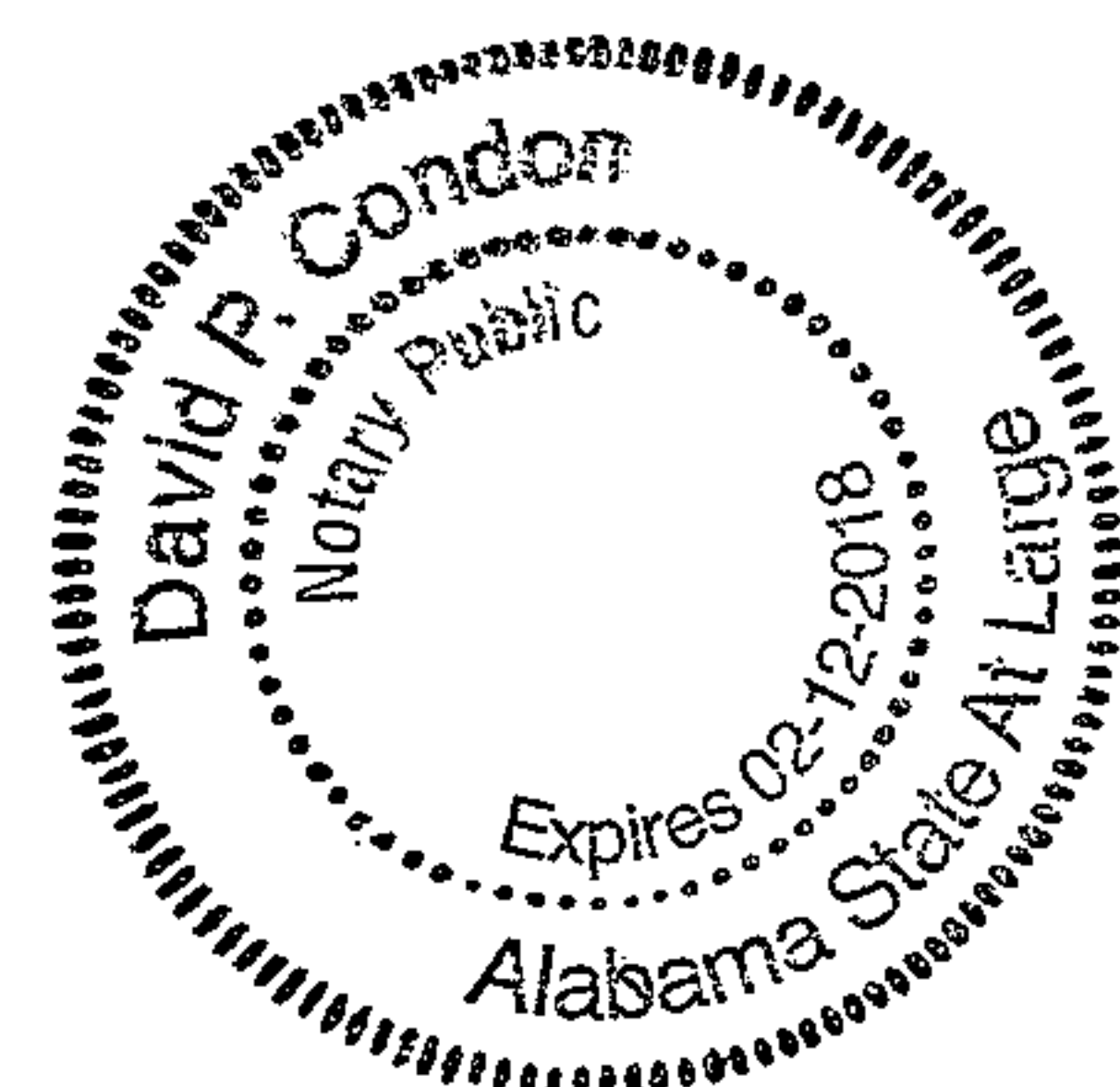
**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Marty Byrom** as **Member** of **Lakeview Park Properties, LLC** 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 and with full authority as such **Member**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **21st day of August, 2017.**

David P. Condon

Notary Public: **David P. Condon**
My Commission Expires: **02/12/2018**



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 21st day of August, 2017.

Lakeview Park Properties, LLC

BY: Wayne Graves (Seal)
Wayne Graves
ITS: Member

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Wayne Graves as Member of Lakeview Park Properties, LLC 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 and with full authority as such Member, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2017.

Rhonda Ross Allinder
Notary Public: _____
My Commission Expires: _____

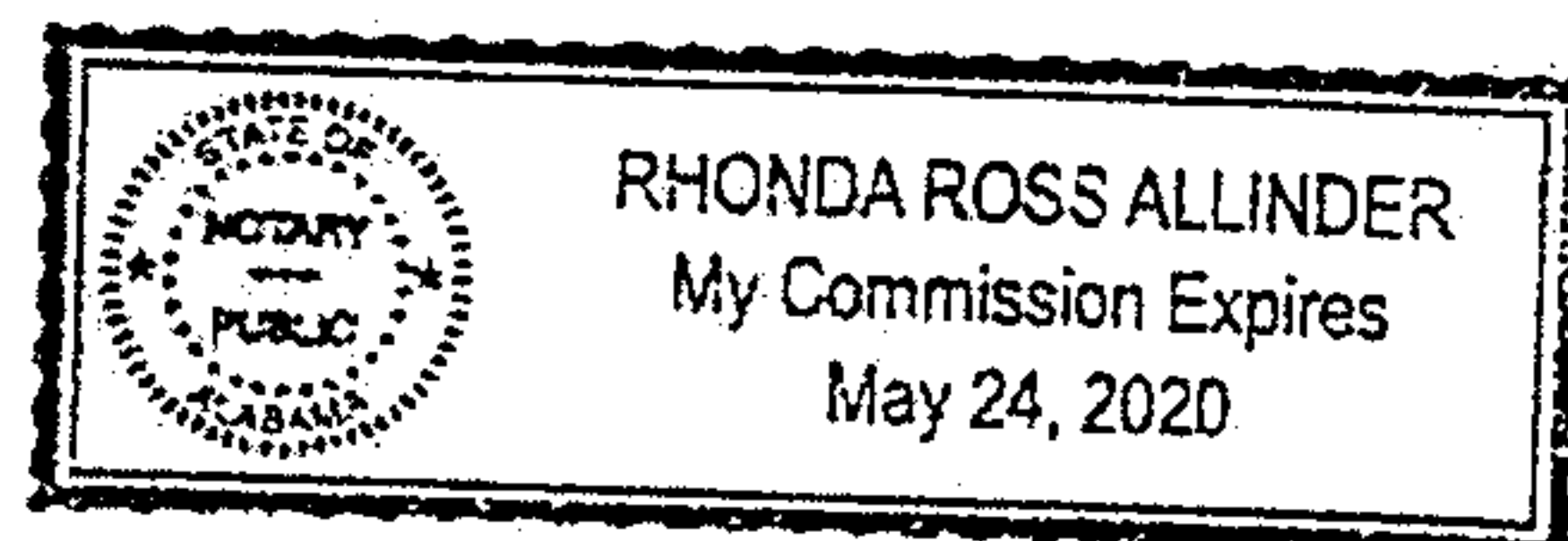


EXHIBIT "A"

LEGAL DESCRIPTION

Units 100, 150 and 200, Building 23, in Lake Heather Offices at Inverness Phase I, a Condominium, as established by that certain Declaration of Condominium of Lake Heather Offices at Inverness, a Condominium, which is recorded in 201707190000258140, 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 48, Page13, in said Probate Office; the By-Laws of Lake Heather Offices at Inverness as recorded in Exhibit B of said Declaration of Condominium, together with an undivided interest in the Common Elements assigned to said Units, by said Declaration of Condominium of Lake Heather Offices at Inverness, a Condominium.

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REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: Lakeview Park Properties, LLC Grantee Name: CMLC Holdings, LLC

Mailing Address: 23 Inverness Center Parkway, Units 100, 150 and 200 Mailing
Address: purchasers add
Hoover, Alabama, 35242 purchasers city, purchasers state, purchaser zip

Property Address: 23 Inverness Center Parkway, Units 100, 150 and 200 Date of Sale:
August 21st, 2017
Hoover, Alabama, 35242

Total Purchase Price: \$1,882,800.00
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 ____ Appraisal
____ Sales Contract ____ Other
XX Closing 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.

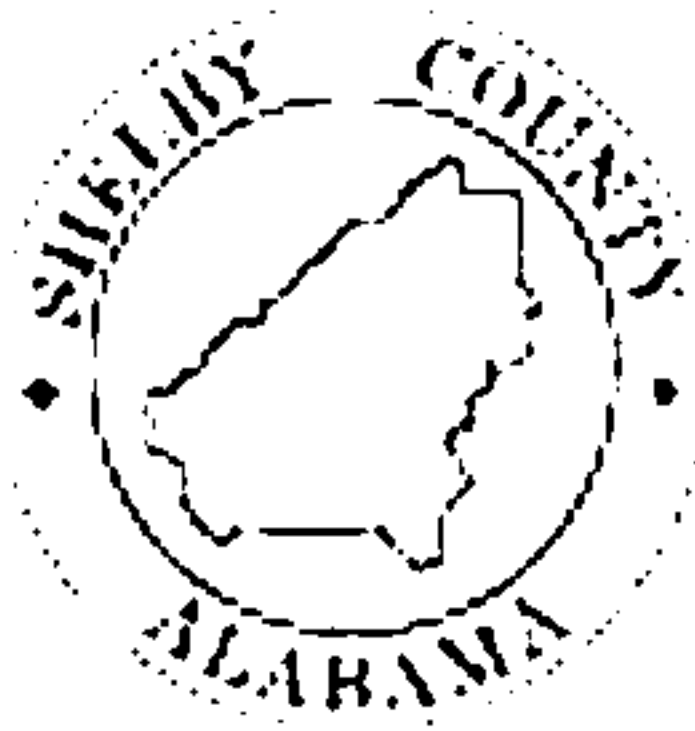
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 Section 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 Section 40-22-1 (h).

Date: August 21st, 2017 Print: David Gordon
____ Unattested Sign: [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2017 10:47:28 AM
\$25.00 CHERRY
20170908000327590

[Signature]