


THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20180108000006990 1/5 \$77.00
Shelby Cnty Judge of Probate, AL
01/08/2018 10:58:04 AM FILED/CERT

SEND TAX NOTICE TO:
Waterstone Counseling, LLC
453 Green Glade Road
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand and No/100 Dollars (\$375,000.00), in hand paid to the undersigned, Sunshine Manor, Inc., an Alabama domestic corporation (hereinafter referred to as "GRANTOR"), by Waterstone Counseling, LLC (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2018 and subsequent years and not yet due and payable;
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record; and
4. See attached Exhibit "B".

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for itself and its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Said property is not the homestead of the GRANTOR.

(SIGNATURE IS ON THE FOLLOWING PAGE)

Shelby County, AL 01/08/2018
State of Alabama
Deed Tax: \$50.00

IN WITNESS WHEREOF, GRANTOR has executed this document this 7 day of December, 2017.

Sunshine Manor, Inc.



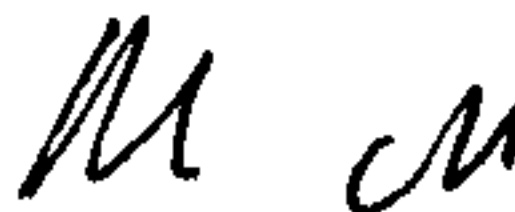
By: Dianne Scott

Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Dianne Scott, whose name as President of Sunshine Manor, Inc., an Alabama domestic corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7 day of December, 2017.



NOTARY PUBLIC

My commission expires:

5.73.70



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Exhibit "A"

Legal description:

Lot 1, according to the Survey of Shadow Wood Park, as recorded in Map Book 13, page 130, in the Probate Office of Shelby County, Alabama.

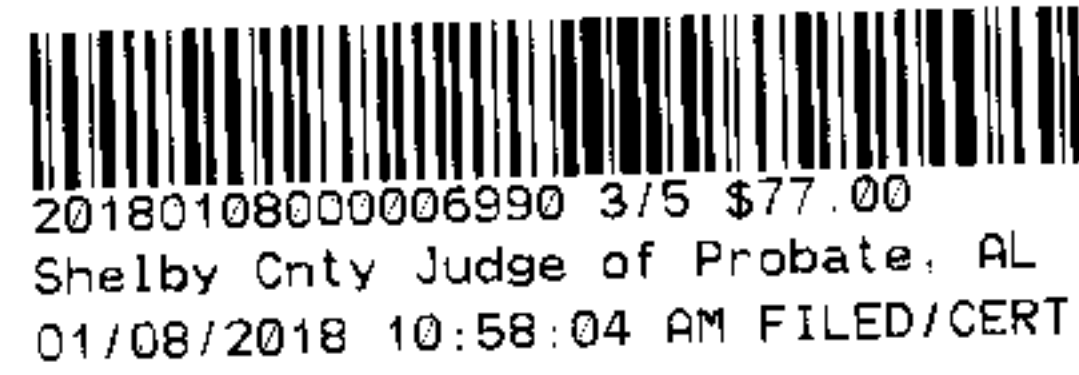


Exhibit "B"

Building line(s) as shown by recorded map.

Easement(s) as shown by recorded map.

Restrictions as shown by recorded map.

Restrictions, Covenants and Conditions appearing of record in Real 242, Page 950; amended by Real 255, Page 162, further amended by Instrument 1994-27638, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Transmission line permit to Alabama Power Company, recorded in Deed Book 129, Page 567, in the Probate Office of Shelby County, Alabama.

Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Real 257, Page 166, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 270, Page 87, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 4, Page 542, in the Probate Office of Shelby County, Alabama.

NOTE: Map Book 13, page 130 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

Terms and conditions of any unrecorded leases.

Restrictions appearing of record in Instrument 1994-35720, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.



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REAL ESTATE SALES VALIDATION QUESTIONNAIRE
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:
Sunshine Manor, Inc.

Grantee's Name:
Waterstone Counseling, LLC

Mailing Address:
116 Cove Lane
Pelham, AL 35124

Mailing Address:
453 Green Glade Road
Birmingham, AL 35244

Property Address:
100 Shadow Wood Park
Birmingham, AL 35244

Date of Sale: December 7, 2017

Total Purchase Price: \$375,000.00

or

Current Assessor's MV: \$ _____

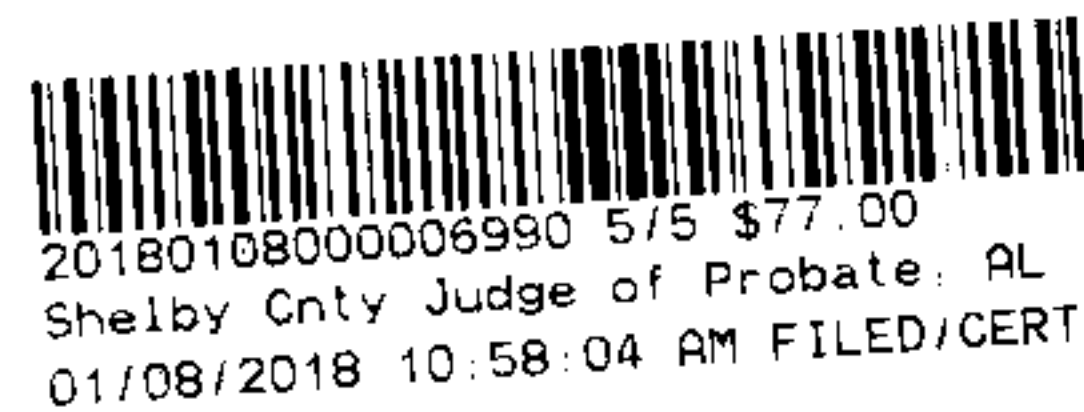
Documentary Evidence provided:

☒ Closing Statement

☐ Bill of Sale

☐ Sales Contract

☐ Other: _____



Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☒ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Najjar Denaburg, P.C.

Date: 12/ 7 /2017

Sign:
By: Richard W. Theibert
Its: Attorney at Law
(Closing Agent)