

20180301000067020
03/01/2018 01:58:37 PM
DEEDS 1/4

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Parade Home Builders, Inc.
2200 Valleydale Road, Ste 200
Birmingham, AL 35244

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 27th day of February, 2018 by and between, Lynn Scott Homes, LLC, an Alabama limited liability company (herein referred to as Grantor) and Parade Home Builders, Inc. (herein referred to as Grantee):

WITNESSETH THAT:

That Grantor does hereby for and in consideration of Eight Hundred Twenty Eight Thousand Dollars and No Cents (\$828,000.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby, County, Alabama to wit:

See attached "Exhibit A" for legal description


Subject to: All easements, restrictions and rights of way of record.

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

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members, who is authorized to execute this conveyance hereto set his/her/their signature and seal, this the 27th day of February, 2018.

LYNN SCOTT HOMES LLC



Timothy L. Lawson
Managing Member

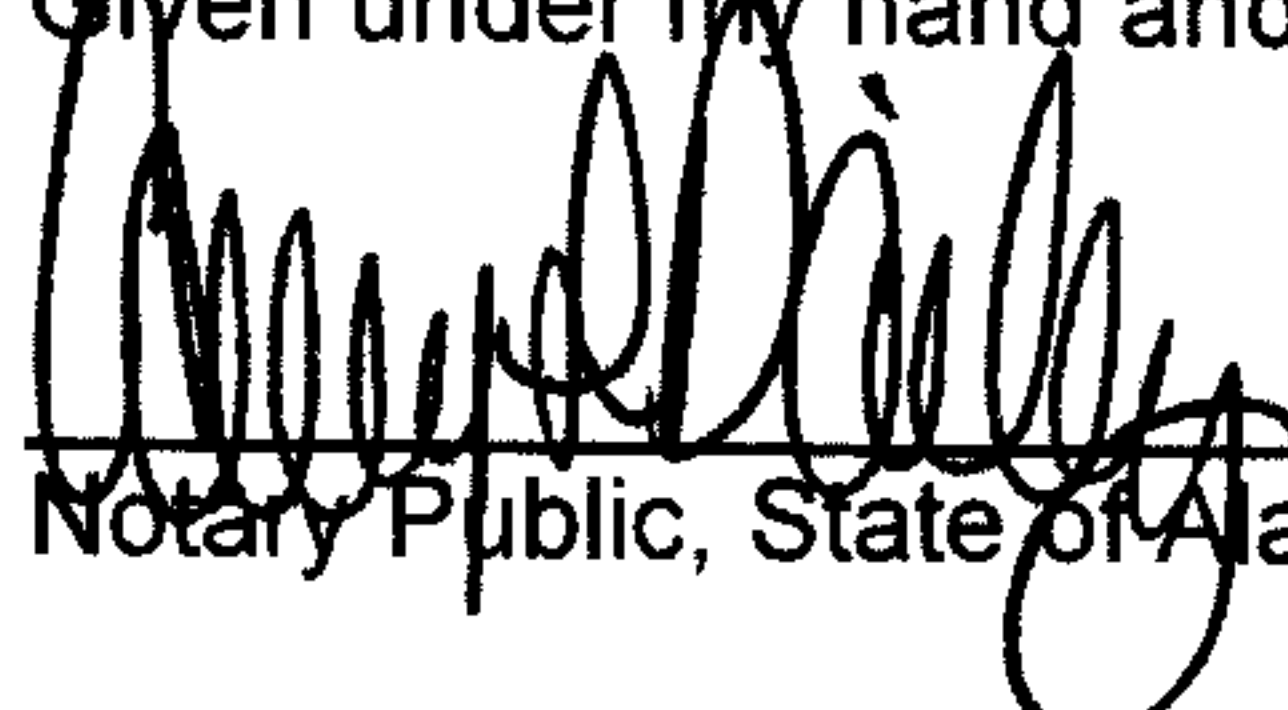


Benjamin S. Wyrosdick
Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Timothy L. Lawson and Benjamin S. Wyrosdick, whose name (s) as of Lynn Scott Homes, LLC and whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that being informed of the contents of said instrument that he/she/they, as such and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 27th day of February, 2018.



Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:

Begin at a point where the East line of the Southeast Quarter of Northwest Quarter, Section 23, Township 19 South, Range 2 West, intersects the North right of way line of Cahaba Valley Road and thence run in a Westerly direction along the right of way line of Cahaba Valley Road a distance of 450 feet to a point; thence run North a parallel with the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section to the center of Bishop Creek; thence run in a Northerly and Northeasterly direction along the meanderings of said creek to a point where the same intersects the North line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section; thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section to the East line thereof; thence run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section to the point of beginning.

Less and Except:

A parcel of land in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Commence at the point of intersection between the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line of Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00 feet to the point of beginning; thence continue along the last described course a distance of 295.16'; thence South 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet; thence South 0 degrees 00 minutes 00 seconds East a distance of 295.16 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 295.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the point of intersection between the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line of Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00 feet to the point of beginning; thence continue along the last described course a distance of 295.16'; thence South 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet; thence South 0 degrees

EXHIBIT "A"
(continued)

00 minutes 00 seconds East a distance of 295.16 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 295.16 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2018 01:58:37 PM
\$437.00 JESSICA
20180301000067020

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Parade Home Builders, Inc.
Mailing Address 2200 Valleydale Road, Ste 200
Birmingham, AL 35244

Grantee's Name Lynn Scott Homes, LLC
Mailing Address 2215 Oak Ridge Circle
Hoover, AL 35226

Property Address 5485 Cahaba Valley Road
5500 Cahaba Valley Road
Birmingham, AL 35242

Date of Sale 02/27/2018
Total Purchase Price \$ 828,000.00
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 2-27-18

Print Cassy L. Dinkley

Sign [Signature]

Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form