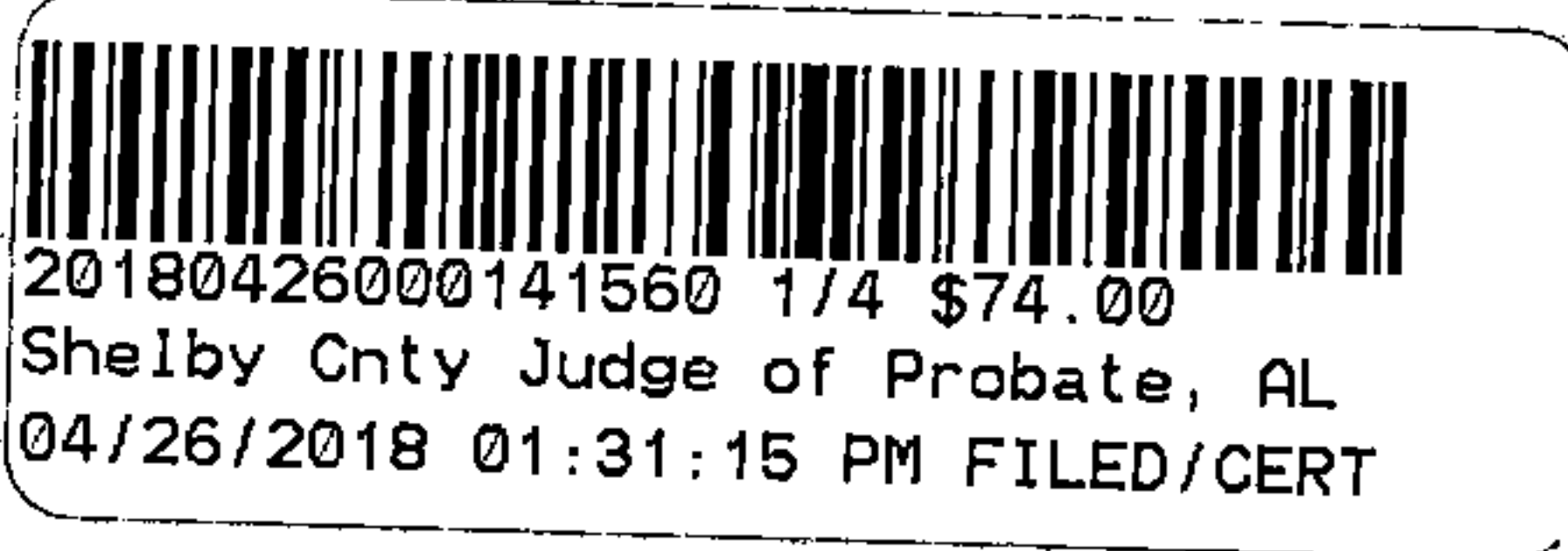


This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Embassy Homes LLC
5406 Highway 280 Suite C101
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00) to the undersigned grantor, **4G BP 2017, LLC**, an Alabama limited liability company, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **4G BP 2017, LLC**, an Alabama limited liability company, does by these presents, grant, bargain, sell and convey unto **EMBASSY HOMES, LLC**, an Alabama limited liability company, (hereinafter referred to as "Grantees"), the following described real estate (the "property"), situated in **Shelby County, Alabama**, to-wit:

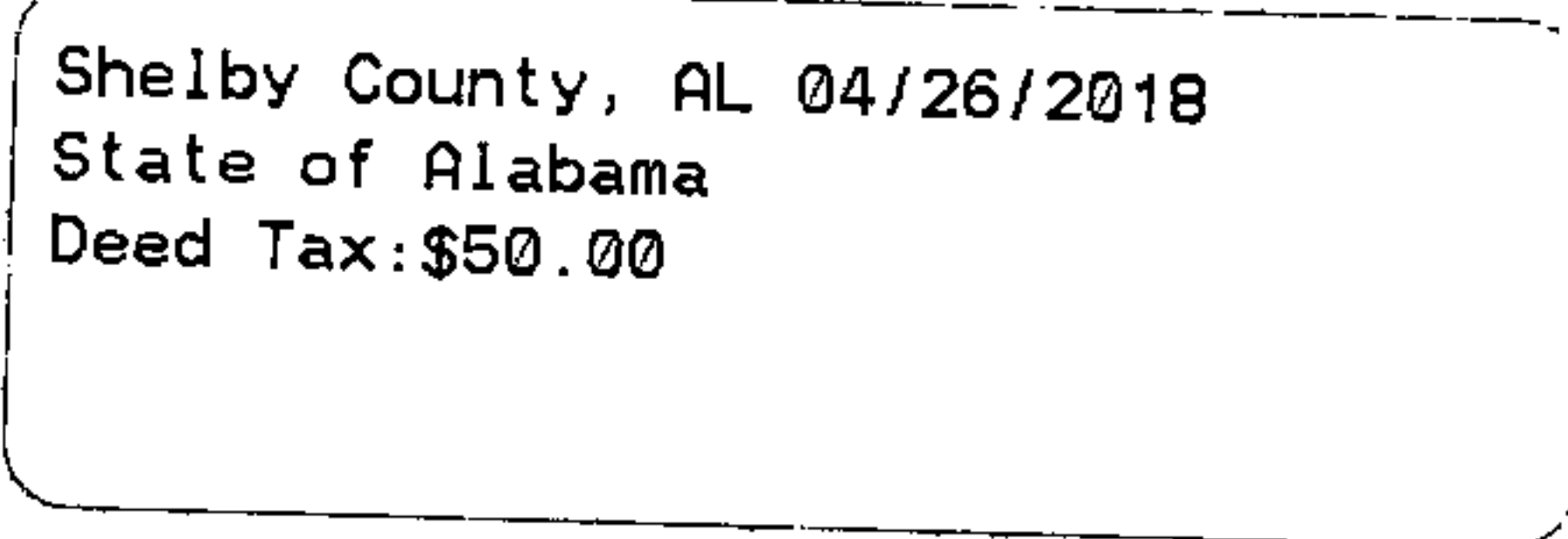
Lot 11-28, according to the Survey of Chelsea Park 11th Sector, as recorded in Map Book 37, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 11th Sector as recorded in Instrument No. 20070831000411450 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

This instrument is executed as required by the Articles of organization and operational agreement of said limited liability company and same have not been modified or amended.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2018 and all subsequent years thereafter.
- (2) Building and setback lines of 15 feet as recorded in Map Book 37, Page 12, in the Probate Office of Shelby County, Alabama.
- (3) 15 foot easement along rear lot line as per plat.
- (4) Public utility easements as shown by recorded plat.
- (5) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- (6) Declaration of Covenants, Conditions and Restrictions for Chelsea Park 11th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20070831000411450 in the Probate Office of Shelby County, Alabama.
- (7) Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640, in the Probate Office of Shelby County, Alabama.
- (8) Notice of Final Assessment of Real Property due and payable to Chelsea Park Improvement District Three as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama. Such potential assessments constitute a super-priority lien on subject property created by Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act") and evidenced via Resolution and Assessment Report being filed with the City of Chelsea.



CLAYTON T. SWEENEY, ATTORNEY AT LAW

- (9) Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument No. 20050714000353260, in the Probate Office of Shelby County, Alabama. Any and all continuing liens encumbering the subject property which may be created by potential future amounts owed to The Chelsea Cooperative District.
- (10) Easement to Alabama Power Company as recorded in Instrument No. 20050203000056190, Instrument No. 20060829000425050 and Instrument No. 20071029000498200, in the Probate Office of Shelby County, Alabama.
- (11) Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- (12) Transmission line permit to Alabama Power Company recorded in Deed Book 112, Page 111, in the Probate Office of Shelby County, Alabama.
- (13) Right of way in favor of Colonial Pipeline Company as recorded in Book 224 Page 447 and Book 283 Page 716, in said Probate Office.

Grantee agrees to observe and perform all obligations imposed upon said Grantees pursuant to the Declarations, including but not limited to the obligation to pay assessments levied on the property herein conveyed in accordance with the Declarations.

TO HAVE AND TO HOLD, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvement unto the said Grantee, its successors and assigns, in fee simple, forever.

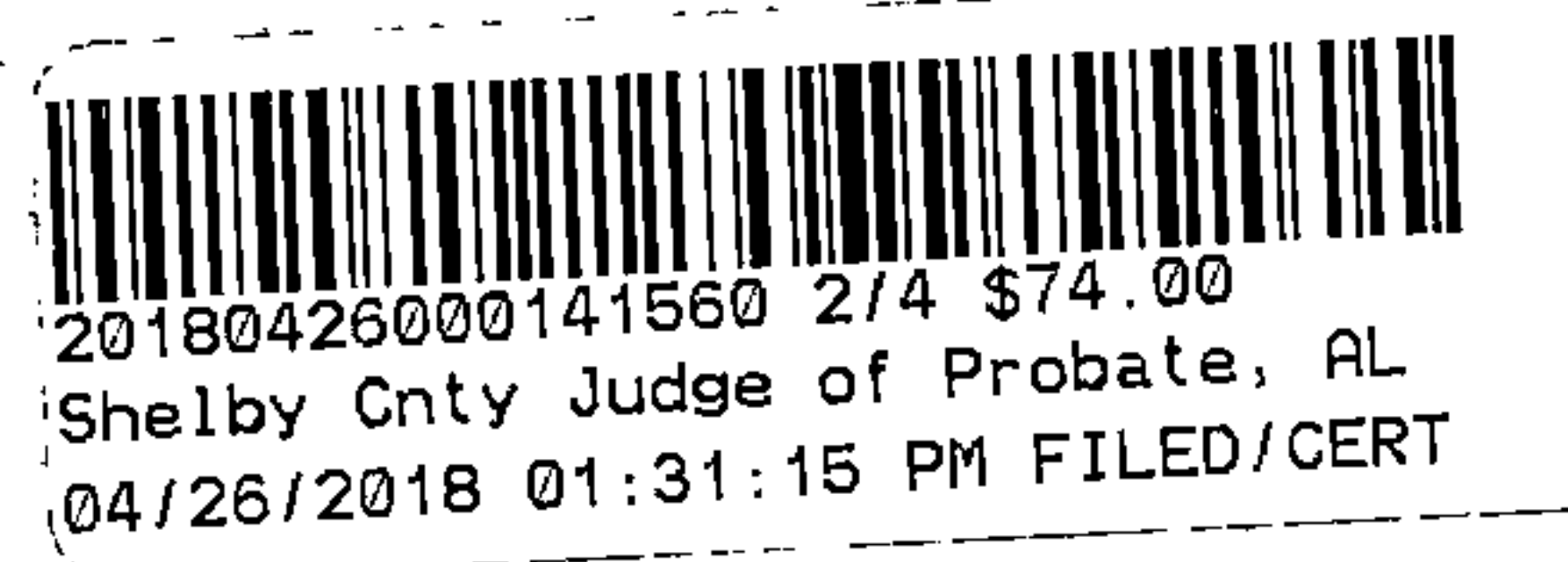
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 18th day of April, 2018.

GRANTOR:
4G BP 2017, LLC
An Alabama limited liability company

By: 
Clark Parker
Its Managing Member


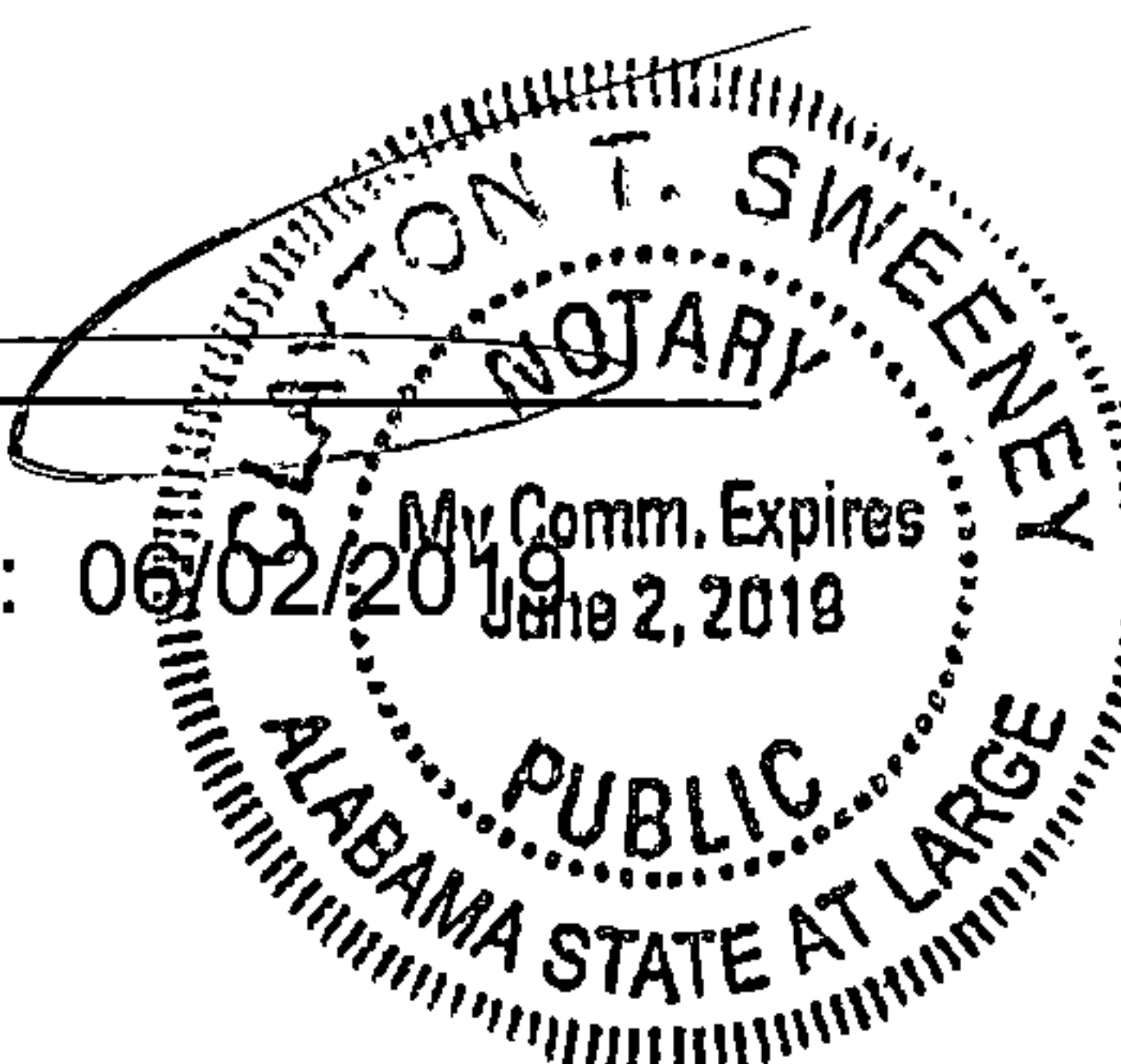
Embassy Homes, LLC
Lot 11-28 Chelsea Park 11th Sector

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public in and for said County in said State hereby certify that Clark Parker, whose name as Managing Member of 4G BP 2017, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such managing member, 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 of office this the 18th day of April, 2018.


NOTARY PUBLIC
My Commission Expires: 06/02/2019


The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained herein above and Grantee, his successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

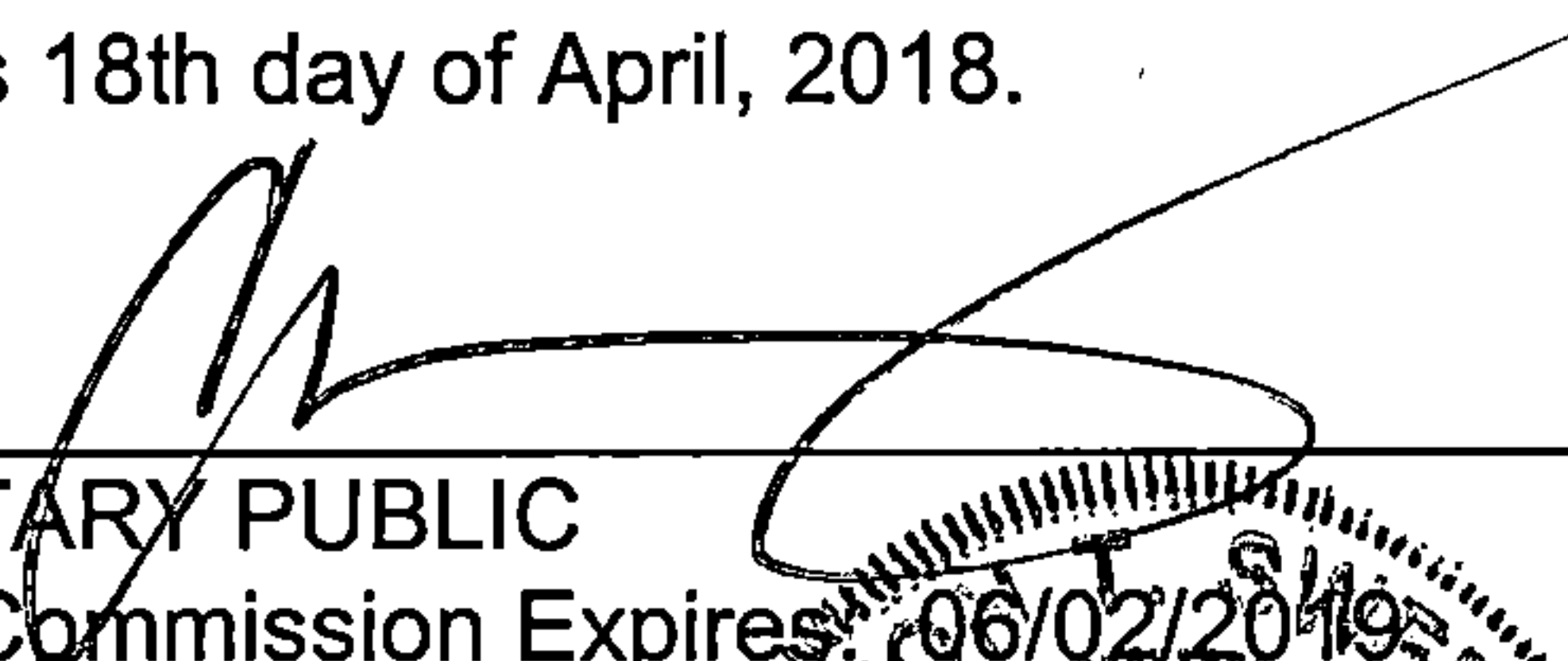
Embassy Homes, LLC
an Alabama limited liability company

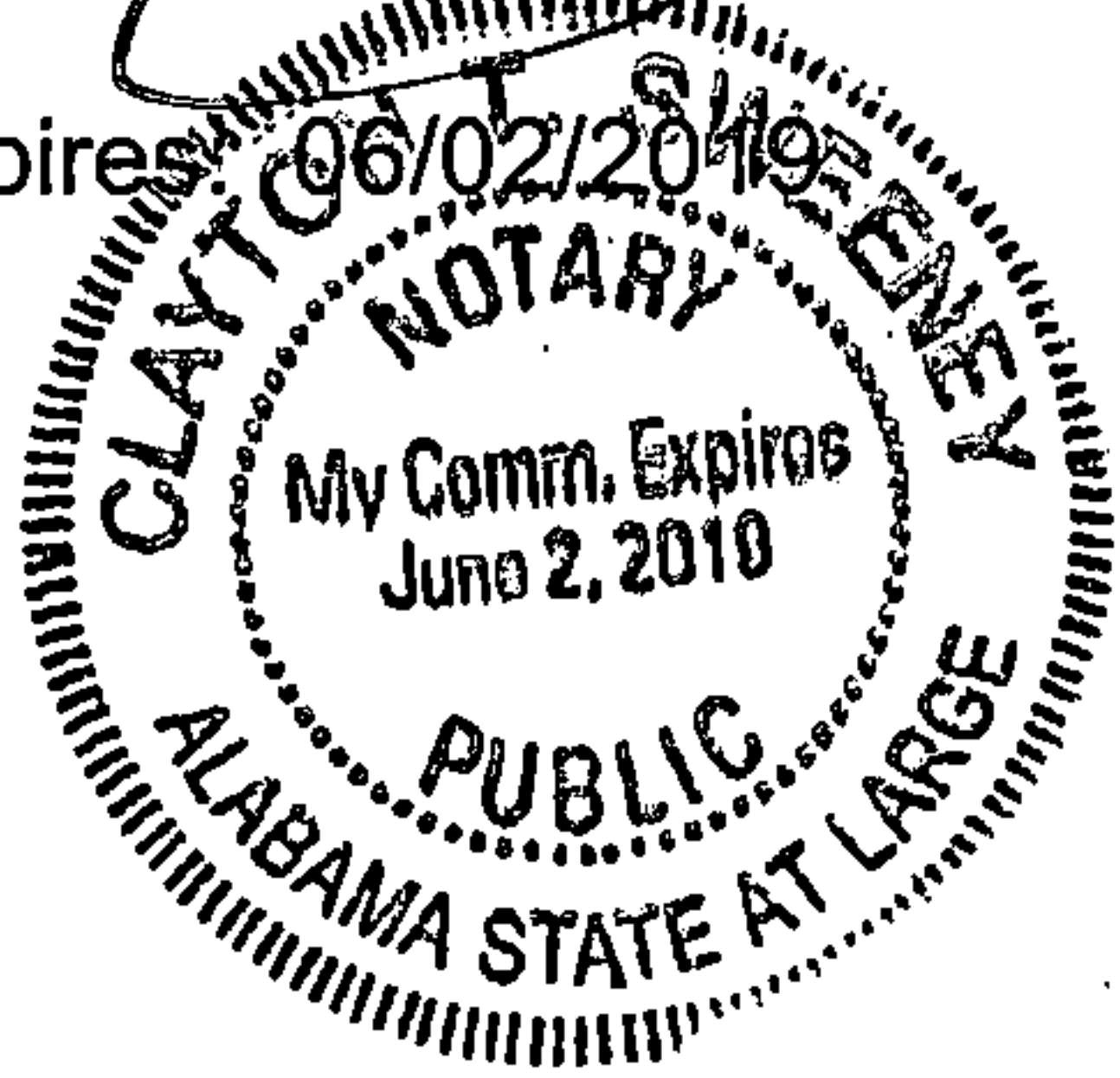

Clark Parker, Managing Member


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clark Parker, whose name as Managing Member of Embassy Homes, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such member, 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 18th day of April, 2018.


NOTARY PUBLIC
My Commission Expires 06/02/2019




20180426000141560 3/4 \$74.00
Shelby Cnty Judge of Probate, AL
04/26/2018 01:31:15 PM 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 4G BP 2017, LLC
Mailing Address 5406 Hwy. 280, Ste. C101
Birmingham, AL 35242

Grantee's Name Embassy Homes, LLC
Mailing Address 5406 Highway 280, Ste. C101
Birmingham, AL 35242

Property Address 1029 Evan Circle
Chelsea, AL 35043

Date of Sale April 18, 2018

Total Purchase Price \$ 50,000.00

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
☐ Deed

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

4G BP 2017, LLC
Print By: Clark Parker, Managing Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

