

This instrument was prepared by:
Jack J. Kubiszyn
Christian & Small LLP
505 20th Street North, Suite 1800
Birmingham, AL 35203

Send Tax Notice to:
Lakeview Mobile Estates, LLC
206 College Street, Unit 1084
Pineville, NC 28134

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor, **John T. Winslett**, a married individual, **Rocky A. Winslett**, a married individual, each individually on behalf of themselves and in their capacity as Co-Personal Representatives of the Estate of **J.B. Winslett**, Probate Case No. PR-2019-000442 (collectively the "**Grantor**"), in hand paid by **Lakeview Mobile Estates, LLC**, and Alabama limited liability company ("**Grantee**"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "**Property**") situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND, except for the matters set forth on Exhibit "B" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances created by Grantor, and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

[Signature page to follow]

Property described herein constitutes no part of the homestead of the Grantors or their spouse, if any.

and consideration was paid by a mortgage filed simultaneously.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be effective as of the 1st day of Sept, 2020.

GRANTOR:

John T. Winslett

John T. Winslett, in individual capacity

Rocky A. Winslett

Rocky A. Winslett, in individual capacity

STATE OF ALABAMA

Shelby COUNTY



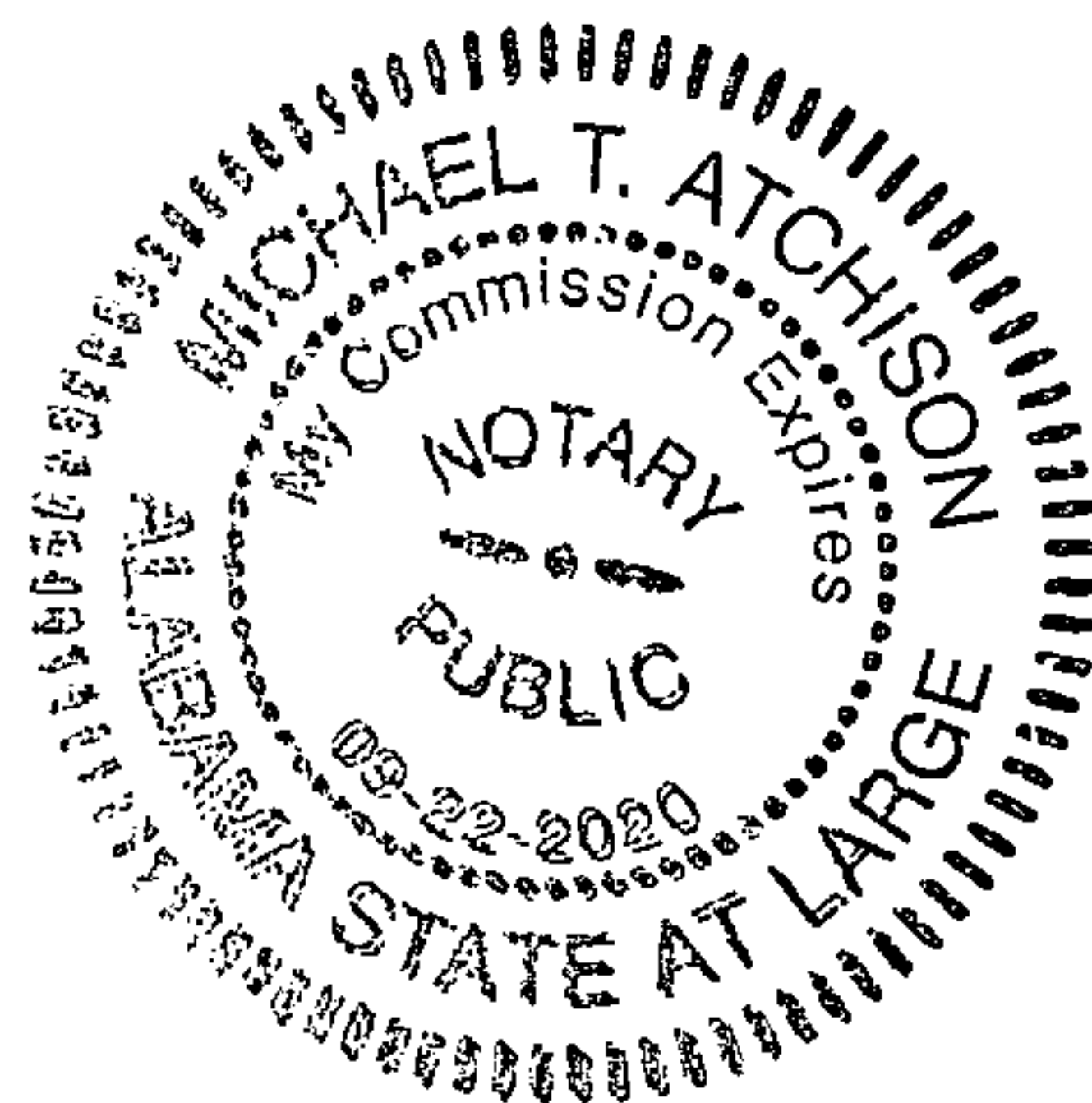
Shelby Cnty Judge of Probate, AL
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I, Michael T. Atchison, Notary Public for the State of Alabama, do hereby certify that John T. Winslett, and Rocky A. Winslett, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 1st day of Sept, 2020.

Michael T. Atchison

Notary Public



John T. Winslett

John T. Winslett, as Co-Personal Representative of
the Estate of J.B. Winslett

Rocky A. Winslett

Rocky A. Winslett, as Co-Personal Representative of
the Estate of J.B. Winslett

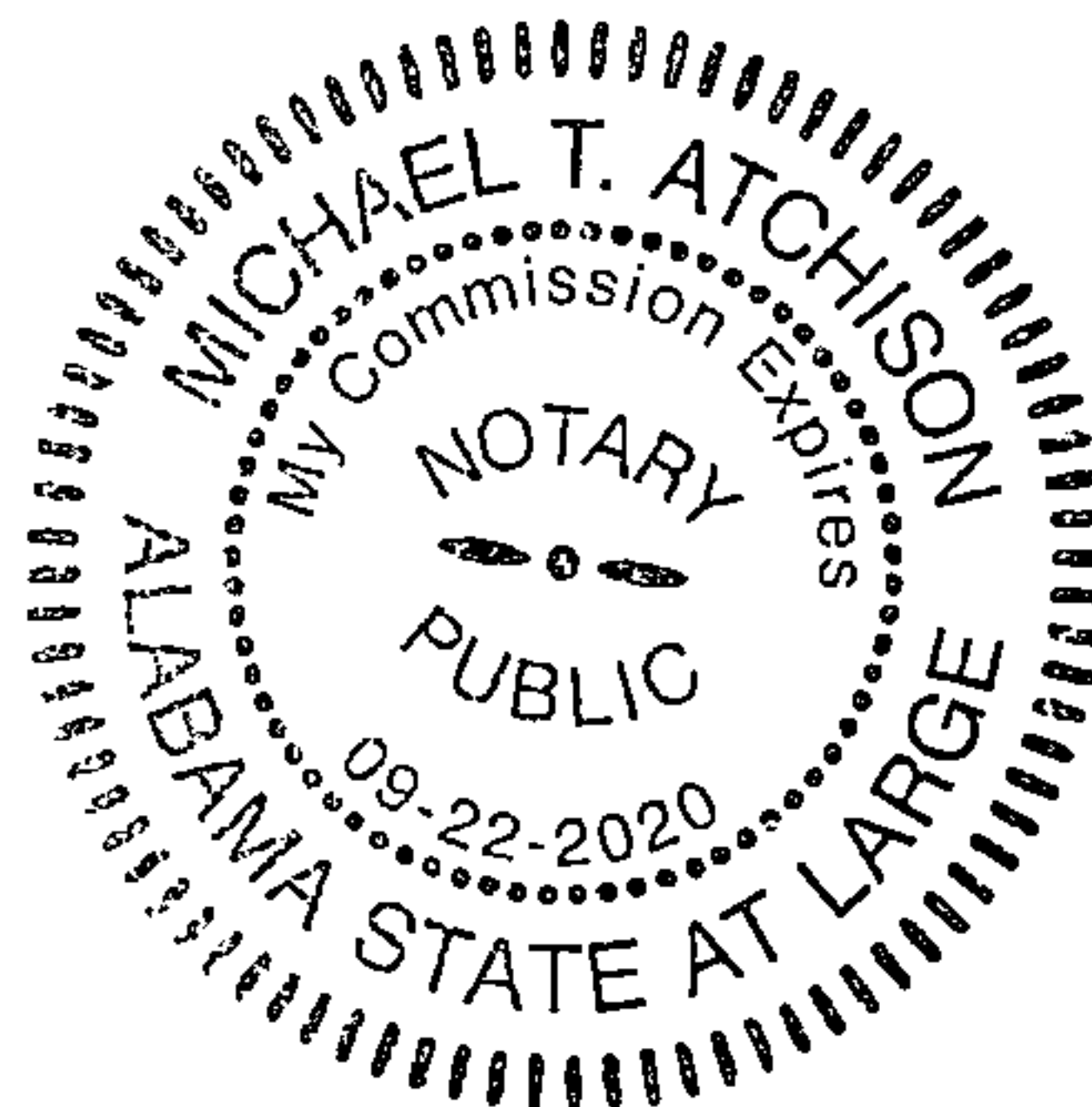
STATE OF ALABAMA
Shelby COUNTY

I, Michael T. Atchison^{son}, Notary Public for the State of Alabama, do hereby certify that John T. Winslett and Rocky A. Winslett,, whose names as Co-Personal Representative/Executor under the Last Will and Testament of J.B. Winslett, deceased, Probate Case No. PR-2019-000442, is signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, each in their capacity as such Co-Personal Representative/Executor, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 1st day of Sept 2020,

Michael T. Atchison

Notary Public



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Shelby Cnty Judge of Probate, AL
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**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 1039.35 feet to the POINT OF BEGINNING; thence South 29 degrees 34 minutes 42 seconds West, a distance of 220.26 feet; thence South 82 degrees 53 minutes 26 seconds East, a distance of 229.80 feet; thence South 89 degrees 07 minutes 57 seconds East, a distance of 414.69 feet; thence North 36 degrees 33 minutes 40 seconds East, a distance of 117.69 feet to the bank of Lay Lake, (all further calls along said bank of Lake until otherwise noted); thence North 59 degrees 20 minutes 00 seconds West, a distance of 8.43 feet; thence North 13 degrees 01 minutes 10 seconds East, a distance of 14.66 feet; thence South 86 degrees 22 minutes 45 seconds East, a distance of 67.01 feet; thence North 89 degrees 49 minutes 04 seconds East, a distance of 119.16 feet; thence North 86 degrees 34 minutes 26 seconds East, a distance of 31.91 feet; thence South 06 degrees 10 minutes 09 seconds East, a distance of 4.44 feet; thence North 87 degrees 31 minutes 42 seconds East, a distance of 15.85 feet; thence North 74 degrees 32 minutes 13 seconds East, a distance of 23.81 feet; thence South 85 degrees 22 minutes 22 seconds East, a distance of 114.92 feet; thence South 81 degrees 35 minutes 30 seconds East, a distance of 36.27 feet; thence South 68 degrees 58 minutes 13 seconds East, a distance of 51.97 feet; thence South 75 degrees 41 minutes 20 seconds East, a distance of 128.86 feet; thence South 68 degrees 37 minutes 05 seconds East, a distance of 76.41 feet; thence North 85 degrees 48 minutes 09 seconds East, a distance of 3.82 feet; thence North 47 degrees 20 minutes 56 seconds East, a distance of 45.03 feet; thence North 59 degrees 39 minutes 04 seconds East, a distance of 34.81 feet; thence North 28 degrees 41 minutes 26 seconds West, a distance of 6.97 feet; thence North 67 degrees 00 minutes 37 seconds East, a distance of 9.80 feet; thence North 45 degrees 28 minutes 36 seconds East, a distance of 34.76 feet; thence North 61 degrees 25 minutes 27 seconds East, a distance of 40.54 feet; thence South 66 degrees 13 minutes 12 seconds East, a distance of 67.62 feet; thence North 43 degrees 32 minutes 06 seconds East, a distance of 55.34 feet; thence North 05 degrees 38 minutes 30 seconds West, a distance of 7.39 feet; thence North 52 degrees 42 minutes 21 seconds East, a distance of 18.49 feet; thence North 65 degrees 46 minutes 20 seconds East, a distance of 21.42 feet; thence North 85 degrees 47 minutes 26 seconds East, a distance of 57.99 feet; thence North 58 degrees 22 minutes 56 seconds East, a distance of 22.70 feet; thence North 28 degrees 12 minutes 44 seconds East, a distance of 20.03 feet; thence North 19 degrees 28 minutes 30 seconds West, a distance of 23.31 feet; thence North 67 degrees 41 minutes 05 seconds West, a distance of 19.35 feet, (and the end of calls along said bank of Lake); thence North 87 degrees 14 minutes 53 seconds West, a distance of 62.60 feet; thence North 05 degrees 41 minutes 38 seconds East, a distance of 80.77 feet; thence North 38 degrees 11 minutes 51 seconds West, a distance of 45.01 feet; thence South 87 degrees 03 minutes 22 seconds West, a distance of 141.96 feet; thence North 78 degrees 51 minutes 16 seconds West, a distance of 200.80 feet; thence North 81 degrees 24 minutes 10 seconds West, a distance of 143.87 feet; thence North 15 degrees 41 minutes 55 seconds West, a distance of 118.51 feet; thence North 07 degrees 38 minutes 13 seconds West, a distance of 34.73 feet; thence North 87 degrees 25 minutes 49 seconds East, a distance of 96.50 feet; thence North 21 degrees 57 minutes 58 seconds East, a distance of 51.47 feet; thence North 06 degrees 01 minutes 59 seconds West, a distance of 42.46 feet; thence North 13 degrees 58 minutes 26 seconds East, a distance of 78.37 feet; thence South 87 degrees 38 minutes 40 seconds West, a distance of 190.61 feet; thence South 81 degrees 43 minutes 01 seconds West, a distance of 158.57 feet; thence South 83 degrees 15 minutes 11 seconds West, a distance of 193.44 feet; thence North 73 degrees 35 minutes 11 seconds West, a distance of 89.89 feet; thence South 14 degrees 48 minutes 04 seconds West, a distance of 478.50 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 361.87 feet to the POINT OF BEGINNING.




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EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of taxes and assessments due October 1, 2020, and for subsequent years, not yet due and payable;
2. Transmission line permits to Alabama Power Company as set out in Deed Book 245, Page 40; Deed Book 133, Page 233, and Deed Book 216, Page 677.
3. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 327, Page 692.
4. Rights acquired by Alabama Power Company as shown in instrument(s) recorded in Deed Book 237, Page 32.
5. Easement as described on Deed recorded in Inst. #2000-16115.
6. Right of Way to Shelby County as recorded in Deed Book 242, Page 948 and Deed Book 242, Page 949.
7. Flood rights acquired by Alabama Power Company as recorded in Deed Book 246, Page 940.
8. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 226, Page 575 and Inst. #20130820000340630.
9. Oil and Gas Lease to Mobil Oil Exploration & Producing Southeast, Inc. as recorded in Deed Book 347, Page 505.
10. Rights of others in and to the use of Easement as set out in Inst. #1994-28656 under Item #4 of Subject to matters.


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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's Name:	John T. Winslett Rocky A. Winslett	Grantee's Name:	Lakeview Mobile Estates, LLC
Mailing Address:	9527 Ambrose Lane Kimberly AL 35091	Mailing Address:	206 College Street, Unit 1084 Pineville, NC 28134
Property Address:	50 Spring Creek Camp Drive Shelby, Alabama 35143	Date of Sale:	September 3, 2020
			Total Purchase Price: \$650,000.00 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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: Tax Assessor Market Value
<input type="checkbox"/> 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.

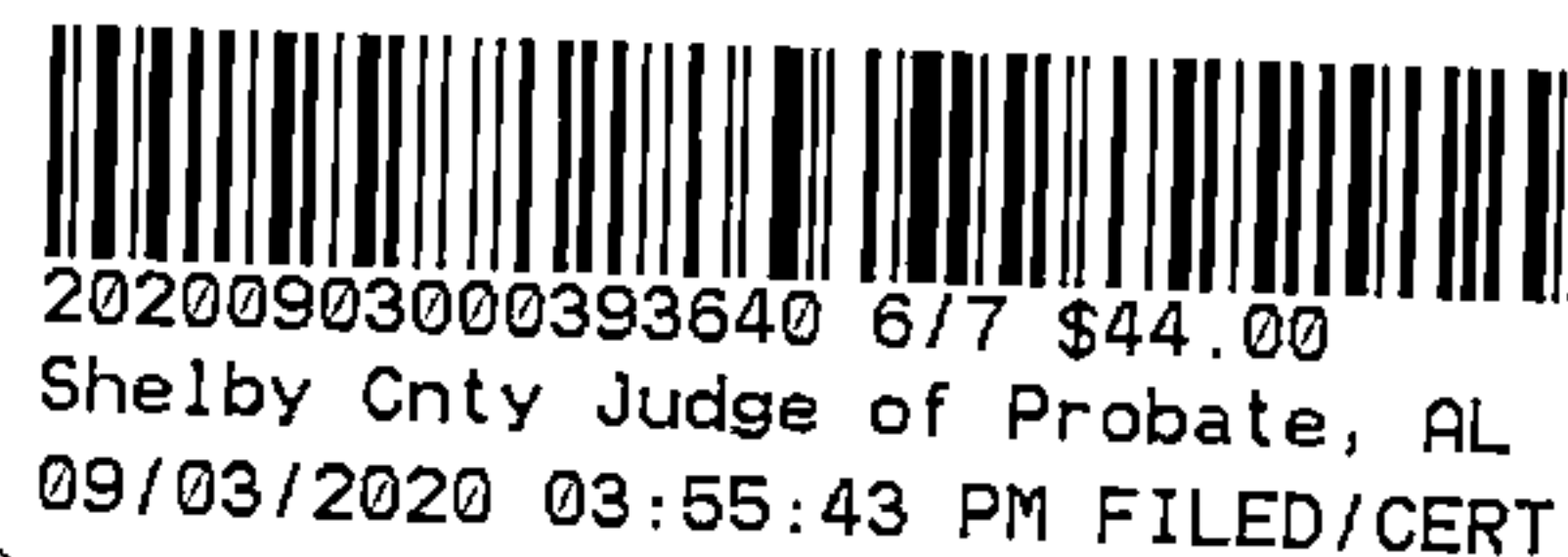
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 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: 9/3, 2020

**SIGNATURE APPEARS ON THE FOLLOWING
PAGE**

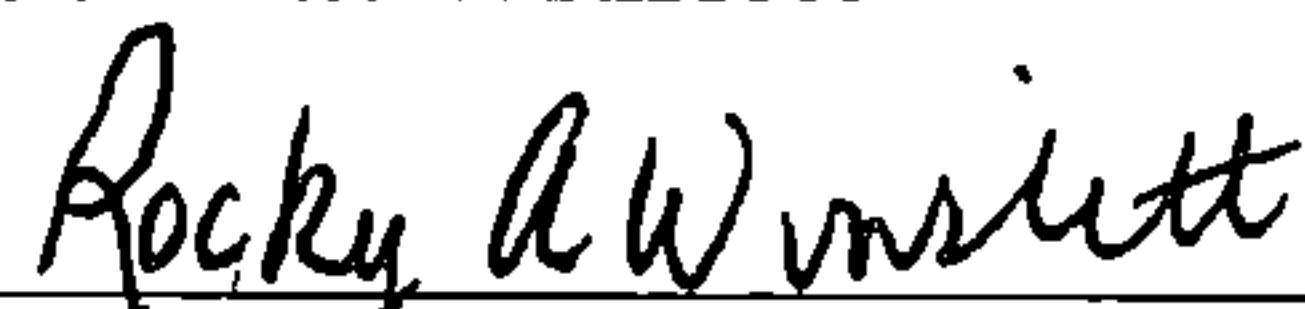
☐ Unattested



GRANTOR:



John T. Winslett



Rocky A. Winslett



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