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04/06/2023 03:23:01 PM
DEEDS 1/2

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Mallard Landing Development, LLC	Grantee's Name:	Mallard Landing Residential Association, Inc.
Mailing Address	3360 Davey Allison Blvd Hueytown, Alabama 35023	Mailing Address:	100 Carrington Lane Calera, Alabama 35040
Property Address:	N/A. All common areas in Mallard Landing, Map Book 57, Pages 73A and 73B	Date of Sale:	April 6, 2023
		Purchase Price:	\$1,000.00

THIS INSTRUMENT PREPARED BY:
Kelly Thrasher Fox, Esq.
Hand Arendall Harrison Sale LLC
1801 Fifth Avenue North, Suite 400
Birmingham, AL 35203
205-502-0122

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN by these presents, that **Mallard Landing Development, LLC**, an Alabama limited liability company (hereinafter "GRANTOR"), in and for consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration hereby acknowledged to have been paid by **Mallard Landing Residential Association, Inc.**, an Alabama nonprofit corporation (hereinafter "GRANTEE"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:


GREENSPACE GS-13, ALL COMMON AREAS, AND EASEMENTS, AS SHOWN ON THE FINAL PLAT OF MALLARD LANDING, PHASE 3 SECTOR 2, SUBDIVISION AS RECORDED AS MAP BOOK 57, PAGES 73A AND 73B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor covenants to and with Grantee that, except as to the matters, exceptions and reservations above referred to, Grantor is lawfully seized of the Property, the same is free from other encumbrances, and that Grantor will, and Grantor's successors and assigns shall, forever warrant and defend the title to the Property, as herein conveyed, unto Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by and through its duly authorized representative effective as of the 6th day of April, 2023.

Mallard Landing Development, LLC, an Alabama limited liability company

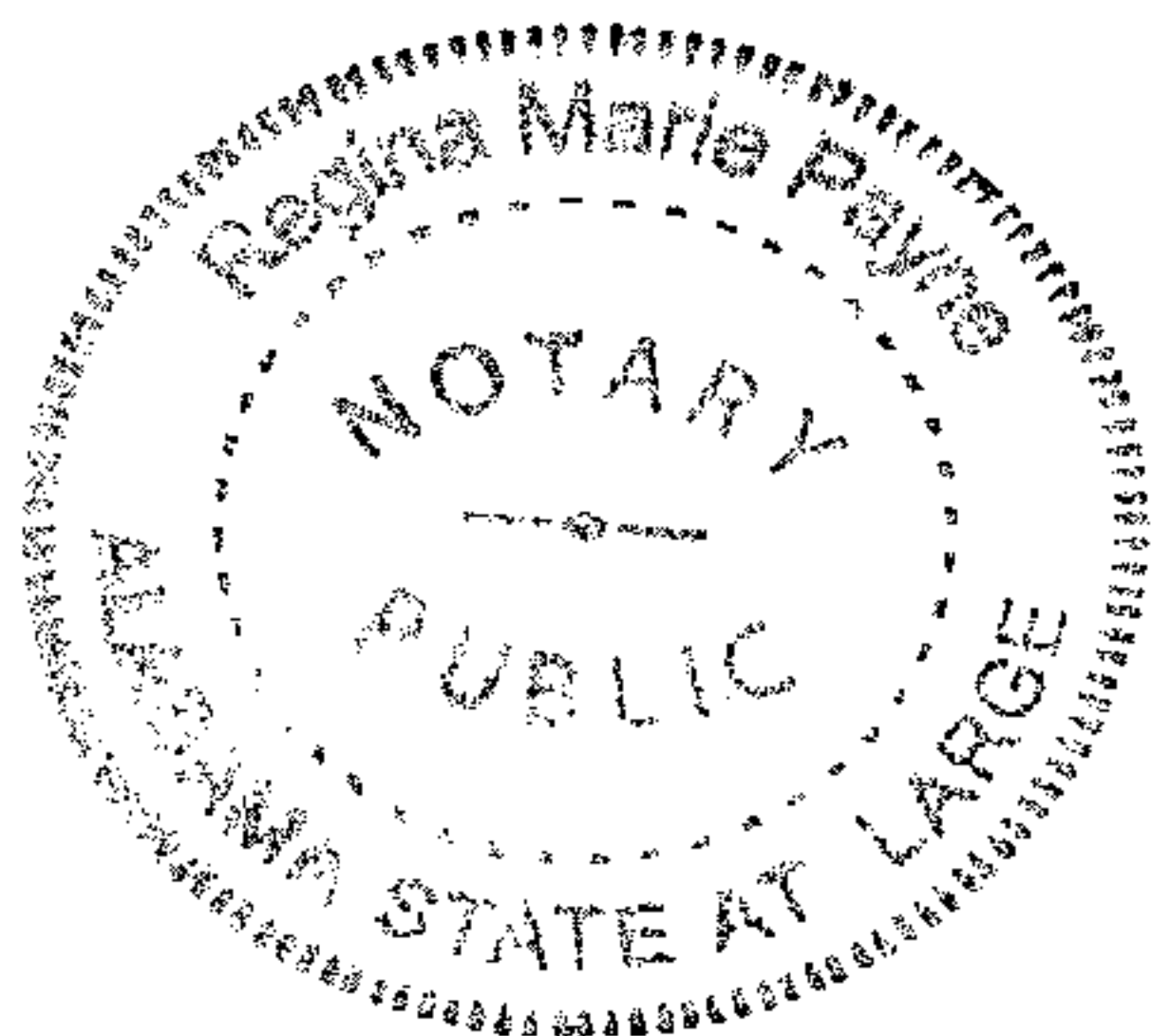
By: 
Name: Jason E Spinks
As Its: Managing Member

STATE OF ALABAMA :
COUNTY OF Shelby :

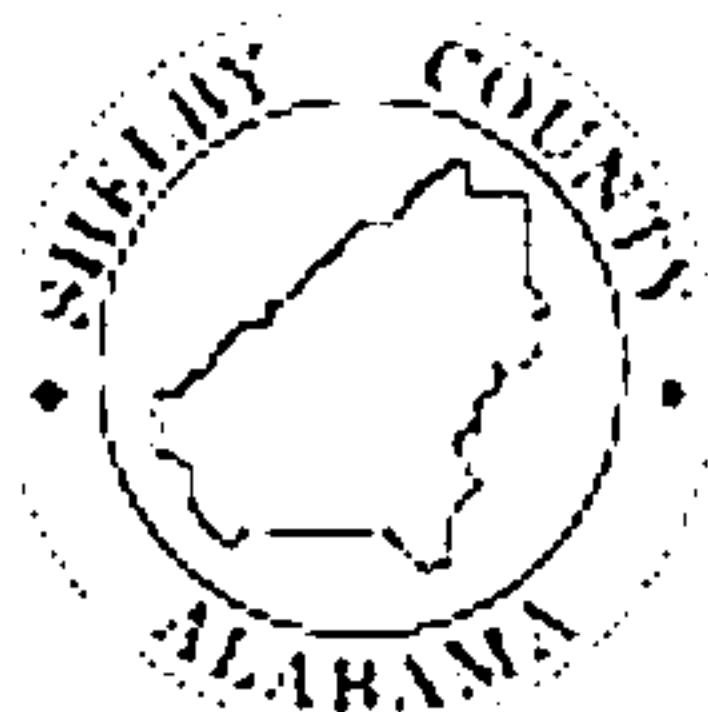
I, the undersigned Notary Public, in and for said State and said County, hereby certify that Jason E Spinks, whose name as Managing Member of Mallard Landing Development, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such _____ and with full authority, executed the same voluntarily as and for the act of said limited liability company on the day the same bears date.

Given under my hand and official notarial seal this the 5th day of April, 2023.

{SEAL}



Regina Marie Payne
NOTARY PUBLIC
My Commission Expires: 4-4-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$26.00 JOANN
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Allie S. Bayl