



20100413000112130 1/3 \$92.00
 Shelby Cnty Judge of Probate, AL
 04/13/2010 10:30:45 AM FILED/CERT

Send Tax Notice to:
 Area 41 Real Estate, LLC
 2409 Henrietta Rd.
 Birmingham, AL 35223

STATE OF ALABAMA)
)
 SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00) and other good and valuable consideration to **ROBERT R. WALTER**, a married man and individual resident of the State of Alabama (hereinafter referred to as "Grantor"), in hand paid by **AREA 41 REAL ESTATE, LLC**, an Alabama limited liability company (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 3-07 Block 3 according to the Final Plat of Mt. Laurel – Phase 1-C, as recorded in Map Book 30, Page 95 in the Office of the Judge of Probate of Shelby County, Alabama

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. 2010 ad valorem taxes, a lien due and payable October 1, 2010, and taxes for subsequent years not yet due and payable.
2. Restrictions, covenants and conditions appearing of record in Instrument #2000-35579; amended by 1st Amendment thereto and recorded in Instrument #2000-36270 and re-recorded as Instrument #2000-38859; 2nd Amendment as recorded in Instrument #2000-38860; 3rd Amendment as recorded in Instrument #2001-03681; 4th Amendment as recorded in Instrument #20030213000091860; 5th Amendment as recorded in Instrument #20030327000184530; 6th Amendment as recorded in Instrument #20030327000184540; 7th Amendment as recorded in Instrument #20030527000327720; 8th Amendment as recorded in Instrument #20040413000191810; 9th Amendment as recorded in Instrument #20040623000340720; 10th Amendment as recorded in Instrument #20041015000569110; 11th Amendment as recorded in Instrument #20050714000352130; 12th Amendment as recorded in Instrument #20061219000616320; 13th Amendment as recorded in Instrument



#20071022000487350; 14th Amendment as recorded in Instrument #20080718000289820.

3. Mt. Laurel Town Center Covenants as set out in Instrument #20030327000184510 as amended in Instrument #20040623000340730.
4. Easement and building lines as shown on the Final Plat of Mt. Laurel – Phase 1-C, as recorded in Map Book 30, Page 95 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Covenant and Agreement for water service dated April 24th 1989 and recorded in Real Book 235, Page 611.
6. Sewer Service Agreement dated June 22, 1999, in Instrument 1999-35429.
7. Declaration of Charter, Easements, Covenants and Restrictions of Mt Laurel, A Traditional Neighborhood Development as recorded in Instrument #2000-35580, with 1st Amendment thereto and recorded in Instrument #2000-36270 and re-recorded as Instrument #2000-38859; 2nd Amendment as recorded in Instrument 2000-38860; 3rd Amendment as recorded in Instrument #2001-03681; 4th Amendment as recorded in Instrument #20030213000091860; 5th Amendment as recorded in Instrument #20030327000184530; 6th Amendment as recorded in 20030327000184540; 7th Amendment as recorded in Instrument #20030527000327720; 8th Amendment as recorded in Instrument #20040413000191810; 9th Amendment as recorded in Instrument #20040623000340720; 10th Amendment as recorded in Instrument #20041015000569110; 11th Amendment as recorded in Instrument #20050714000352130; 12th Amendment as recorded in Instrument #20061219000616320; 13th Amendment as recorded in Instrument #20071022000487350; 14th Amendment as recorded in Instrument #20080718000289820.
8. Mixed Use Maintenance and Operating Agreement recorded in Instrument #20040623000340740.
9. Mt Laurel Design Review Board Certificate of Compliance and Waiver of Repurchase Rights as recorded in Instrument #2000-41414.
10. Live/Work Maintenance and Operating Agreement as recorded in Instrument #20030327000184520.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.



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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative effective as of the 29th day of March, 2010.

GRANTOR:

Robert R. Walter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert R. Walter, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 29th day of March, 2010.

{ SEAL }

Notary Public
My Commission Expires: 10/15/11

Deed Tax : \$75.00

This instrument prepared by:
Crystal H. Holmes
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205