

This instrument prepared by:
David F. Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
Caldwell Sanctuary Owner's Association
5 Riverchase Ridge, Suite 200
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars And No/100 Dollars (\$10.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Caldwell Mill, LLP, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Caldwell Sanctuary Owners' Association, Inc., (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 597, Caldwell Crossings, 4th Sector, Phase 1, as recorded in Map Book 36, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, and redefined by the resurvey of Lots 498-500 into Lots 498-A, 499-A and 500-A, Caldwell Crossings, 4th Sector, Phase 1, as recorded in Map Book 36, page 90, in the Probate Office of Shelby County, Alabama.

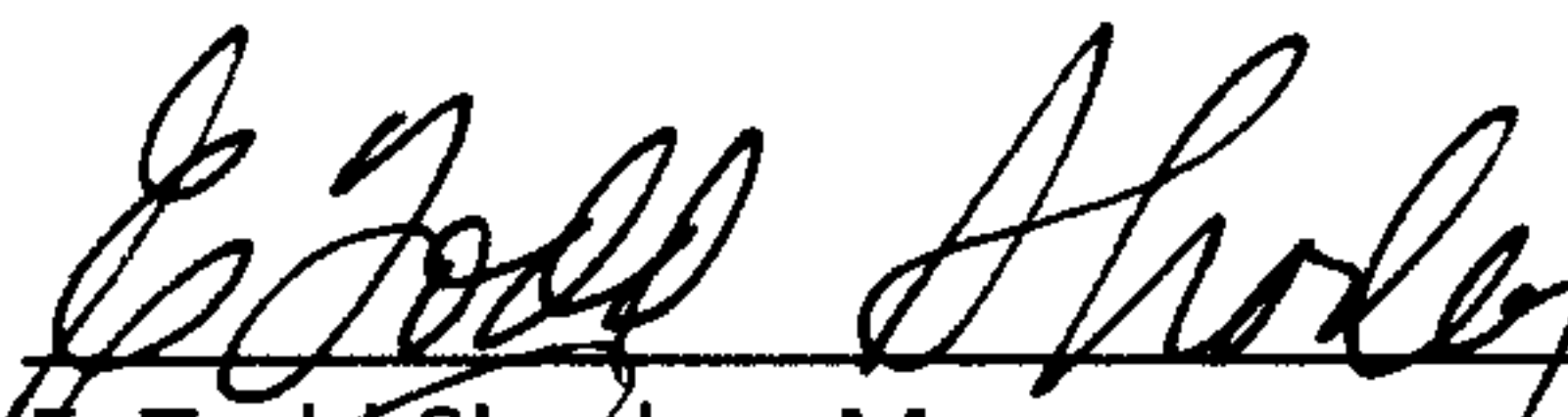
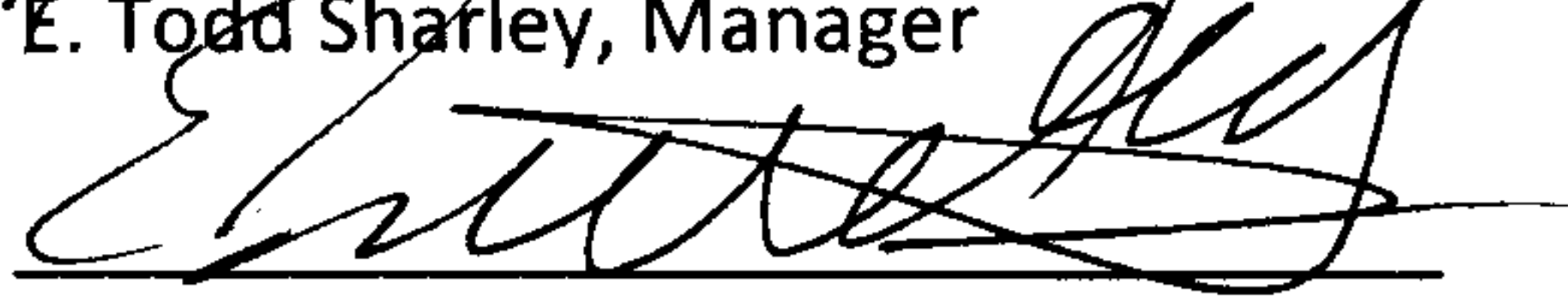
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as **Managers** of Caldwell Mill, LLP on October 23rd, 2012.

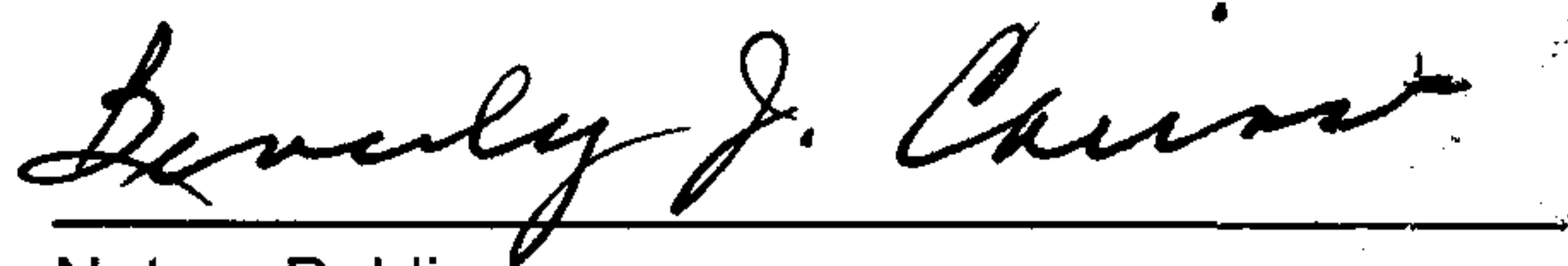
Caldwell Mill, LLP


E. Todd Sharley, Manager

Earl Gibson, Manager


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that **E. Todd Sharley and Earl Gibson** as **Managers** of **Caldwell Mill, LLP**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such duly authorized officers executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal this the 23rd day of October, 2012.


Notary Public

My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 14, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20121115000439080 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/15/2012 02:16:29 PM FILED/CERT

Shelby County, AL 11/15/2012
State of Alabama
Deed Tax: \$1.00

Real Estate Sales Validation Form

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

Grantor's Name Caldwell Mill, LLP
Mailing Address _____

Grantee's Name Caldwell Sanctuary Owner's Assoc.
Mailing Address 5 Riverchase Ridge, Suite 200
Birmingham, AL 35244

Property Address N/A
(Common area)

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$1000⁰⁰
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 10/30/12

Print Loren DeBlis

____ Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

