

This instrument was prepared by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

Grantee's address:
2080 Hwy 33, Suite C
Pelham, AL 35124

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Southland Development, L.L.C. (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Lakewood Residential Association, Inc. (hereinafter called GRANTEE) all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

All common areas designated or defined in the Lakewood Estates Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 20040128000047140 in the Probate Office of Shelby County, Alabama, and in the Lakewood Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 20040420000204930 in the Probate Office of Shelby County, Alabama; including all common areas shown on the Final Plat of Lakewood Estates, recorded in Map Book 32, page 112; Final Plat of Lakewood Phase 1, recorded in Map Book 33, page 19; Resurvey of Lots 137 & 138 Lakewood Phase 1, recorded in Map Book 34, page 55; Final Plat of Lakewood Phase 2, recorded in Map Book 35, page 42; Resurvey of Lots 110 & 111 Lakewood Phase 1, recorded in Map Book 36, page 69; Final Plat of Lakewood Phase 3, recorded in Map Book 36, page 81; Resurvey of Lot 228 and Lot 232 Lakewood - Phase 2, recorded in Map Book 36, page 125; amended map of Resurvey of Lot 302 of Lakewood Phase 3, recorded in Map Book 37, page 57; and Resurvey of Lot 233 Lakewood Phase 2 and Lot 313 Lakewood Phase 3, recorded in Map Book 41, page 143; all in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD to said GRANTEE forever.

IN WITNESS WHEREOF, the said GRANTOR, by its member, J Dan Taylor, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of April, 2013.

Southland Development, L.L.C.

by [Signature]
Member

Shelby County, AL 04/30/2013
State of Alabama
Deed Tax: \$5.00


20130430000175920 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/30/2013 02:50:13 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Dan Taylor, whose name as member of Southland Development, L.L.C., a limited liability company, 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, as such officer 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 the 23 day of April, 2013.



Notary Public



20130430000175920 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/30/2013 02:50:13 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 : Southland Development, LLC

Grantee's Name: Lakewood Residential Association

Mailing Address 5330 Stadium Trace Parkway, Ste 245
Hoover, AL 35244

Mailing Address: 2080 Hwy 33, Suite C
Pelham, AL 35124

Property Address: All Common Areas of Lakewood
Estates

Date of Sale 4/23/13

Total Purchase Price \$ 5,000.00

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 – Grantee's Deed - no tax records available

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 4/23/13

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

William R. Justice

☐ Unattested

(Verified by)

Form RT-1

20130430000175920 3/3 \$23.00
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