



20131003000396920 1/4 \$370.50  
Shelby Cnty Judge of Probate, AL  
10/03/2013 11:05:06 AM FILED/CERT

SEND TAX NOTICE TO:  
Ms. Sarah M. Greenhaw  
1048 Danberry Lane  
Hoover, Alabama 35242

## THE COTTAGES OF DANBERRY

### STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 30<sup>th</sup> day of September, 2013 by **Daniel Senior Living of Inverness II, LLC**, an Alabama limited liability company ("Grantor"), in favor of **Sarah M. Greenhaw** ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Forty-Seven Thousand One Hundred Seventy-Eight and no/100 Dollars (\$347,178.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 15, according to the Final Plat of The Cottages of Danberry recorded in Map Book 40, Pages 122A and 122B the Office of the Judge of Probate of Shelby County, Alabama.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and all subsequent tax years thereafter.
2. All mineral and mining rights not owned by Grantor.
3. All applicable zoning ordinances.
4. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cottages of Danberry Declaration of Covenants, Conditions and Restrictions dated February 6, 2009 and recorded as Instrument No. 20090206000039480 in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"), including, without limitation, the provisions of the Declaration which establish an Age Restriction Policy requiring at least one (1) person that is fifty-five (55) years of age or older reside on the Property.
5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and all other matters of record.

**Grantee, by acceptance of this deed, acknowledges, covenants and agrees for herself and her heirs, executors, administrators, personal representatives and assigns, that:**

(a) Grantee acknowledges and agrees that NSH Corp. d/b/a Signature Homes ("Builder") was retained by Seller to construct the single-family residence (the "Dwelling") situated on the Property and Grantee has heretofore accepted and approved Builder as the person or entity who will construct the Dwelling on the Property;

Shelby County, AL 10/03/2013  
State of Alabama  
Deed Tax: \$347.50

(b) Grantee acknowledges that Grantor has not made and does not make any covenants, representations or warranties, either express or implied, regarding (i) Builder, the ability or quality of workmanship to be employed by Builder in construction of the Dwelling or any other matters relating to the construction of the Dwelling by Builder, (ii) the condition of the Dwelling or any construction processes or work relating to the construction of the Dwelling or (iii) the physical condition of the Property or any portion thereof or the suitability or fitness of the Property or any portion thereof for any intended or specific use; and

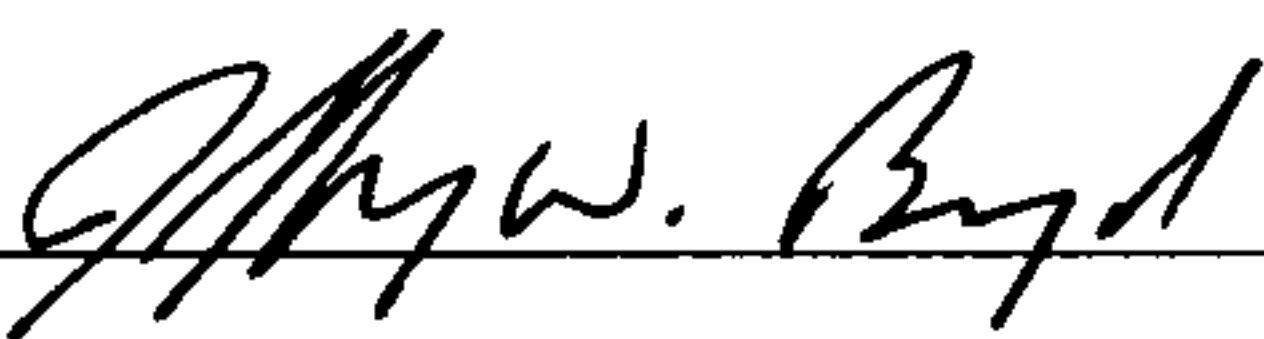
(c) Grantee has assumed full responsibility for the investigation and determination of the suitability of the Property, including the construction of the Dwelling thereon, and the suitability of the surface and subsurface conditions of the Property. The Property is sold subject to (and Grantee does hereby irrevocably and unconditionally waive, release and forever discharge Grantor and Builder and their respective agents, employees, officers, directors, shareholders, members, affiliates, subsidiaries and mortgagees and their respective successors and assigns, of and from any and all actions, causes of actions, claims, potential claims, demands, agreements, suits, obligations, damages, costs, expenses, losses and liabilities of every kind and nature known or unknown arising out of or as a result of), any past, present or future soil, surface and subsurface conditions (including, without limitation, hazardous or toxic waste, substances or materials) including but not limited to, asbestos, radon gas, formaldehyde and polychlorinated biphenyls), sinkholes, underground mines, tunnels, water channels and limestone formations), under or upon the Property or any other real property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor or any affiliates or subsidiaries of Grantor.


TO HAVE AND TO HOLD unto the said Grantee, her heirs, executors, administrators, personal representatives and assigns forever subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the undersigned DANIEL SENIOR LIVING OF INVERNESS II, LLC has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

**DANIEL SENIOR LIVING OF INVERNESS II, LLC,**  
an Alabama limited liability company

By: Daniel Management Corporation, an Alabama  
corporation, Its Manager

By:   
Its: VICE PRESIDENT


  
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STATE OF ALABAMA       )  
                                     :  
JEFFERSON COUNTY       )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey W. Boyd whose name as Vice President of Daniel Management Corporation, an Alabama corporation, as the Manager of DANIEL SENIOR LIVING OF INVERNESS II, 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 officer and with full authority, executed the same voluntarily for and as the act of such corporation in its capacity as Manager for the aforesaid limited liability company.

Given under my hand and official seal, this the 30<sup>th</sup> day of September, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: August 26, 2017

THIS INSTRUMENT PREPARED BY AND UPON  
RECORDING SHOULD BE RETURNED TO:

Stephen R. Monk, Esq.  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, Alabama 35203

  
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**TITLE NOT EXAMINED, REVIEWED OR CERTIFIED BY PREPARER**

## Real Estate Sales Validation Form

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

Grantor's Name Daniel Senior Living of Inverness II, LLC  
Mailing Address 3660 Grandview Parkway, Suite 100  
Birmingham, AL 35243

Grantee's Name Sarah M. Greenhaw  
Mailing Address 1048 Danberry Lane  
Hoover, AL 35242

Property Address 1048 Danberry Lane  
Hoover, AL 35242

Date of Sale September 30, 2013  
Total Purchase Price \$ 347,178.00

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

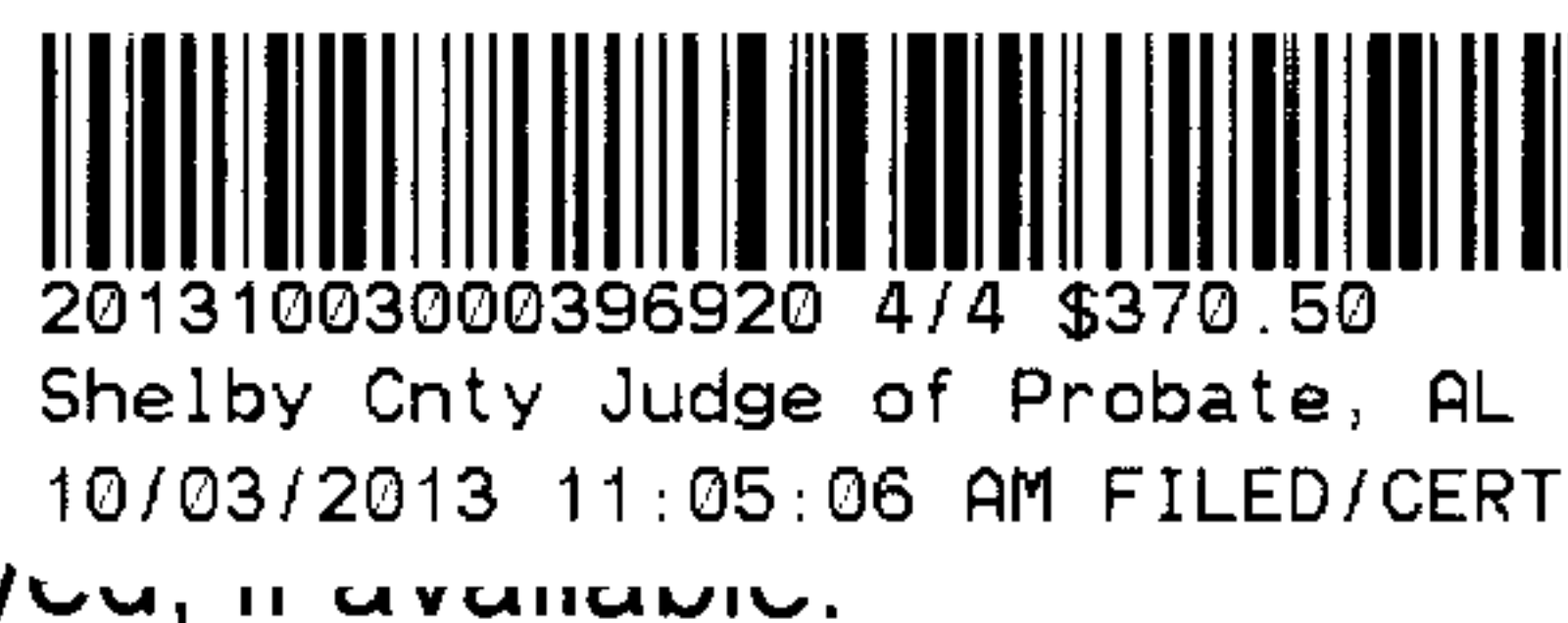
☐ Appraisal  
☐ Other

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 to property is being conveyed.



Property address - the physical address of the property being conveyed.

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 September 30, 2013

Print Jeffrey W. Boyd, VP of Daniel Management Corporation as Manager of Daniel Senior Living of Inverness II, LLC

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1