

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
DJA, LLC  
P.O. Box 1597  
Birmingham, Alabama 35201

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**DKM Enterprises, Inc.**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**DJA, LLC**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**See Exhibit "A" attached hereto**


**\$90,000** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2014 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors 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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this  
**12th day of November, 2013.**


BY:  **DKM Enterprises, Inc.**  
(Seal)  
**W. Brian Doyle**  
ITS: Authorized Signatory

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **W. Brian Doyle as Authorized Signatory of DKM Enterprises, Inc.** 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 and with full authority as such **Authorized Signatory**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **12th day of November, 2013.**

  
Notary Public: **David P. Condon**  
My Commission Expires: **02/12/2014**

  
20131204000470850 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
12/04/2013 03:28:21 PM FILED/CERT

Shelby County, AL 12/04/2013  
State of Alabama  
Deed Tax: \$10.00

**EXHIBIT A**  
**Legal Description**

Lot 625, according to the Amended Map of Highland Lakes, 6th Sector, an Eddleman Community, as recorded in Map Book 23, page 153 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-0711 and amended in Instrument No. 1996-17543, and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, a Residential Subdivision, 6th Sector, recorded as Instrument 1998-12385, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



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REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
Grantor Name: **DKM Enterprises, Inc.** Grantee Name: **DJA, LLC**

Mailing Address: **239 Highland View Drive**  
**Birmingham, Alabama, 35242**

Mailing Address: **2104 Rocky Ridge Road**  
**Birmingham, AL, 35216**

Property Address: **239 Highland View Drive**  
**Birmingham, Alabama, 35242**

Date of Sale: **November 12th, 2013**

Total Purchase Price: **\$100,000**

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

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Other \_\_\_\_\_

XX Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: **November 12th, 2013** Print: DKM Enterprises, Inc.

\_\_\_\_ Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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