


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
LANCE RHODES and MALLORY RHODES
109 STERLING OAKS DRIVE
HOOVER, ALABAMA 35244

STATUTORY WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)


20140521000153150 1/3 \$112.50
Shelby Cnty Judge of Probate, AL
05/21/2014 11:31:45 AM FILED/CERT

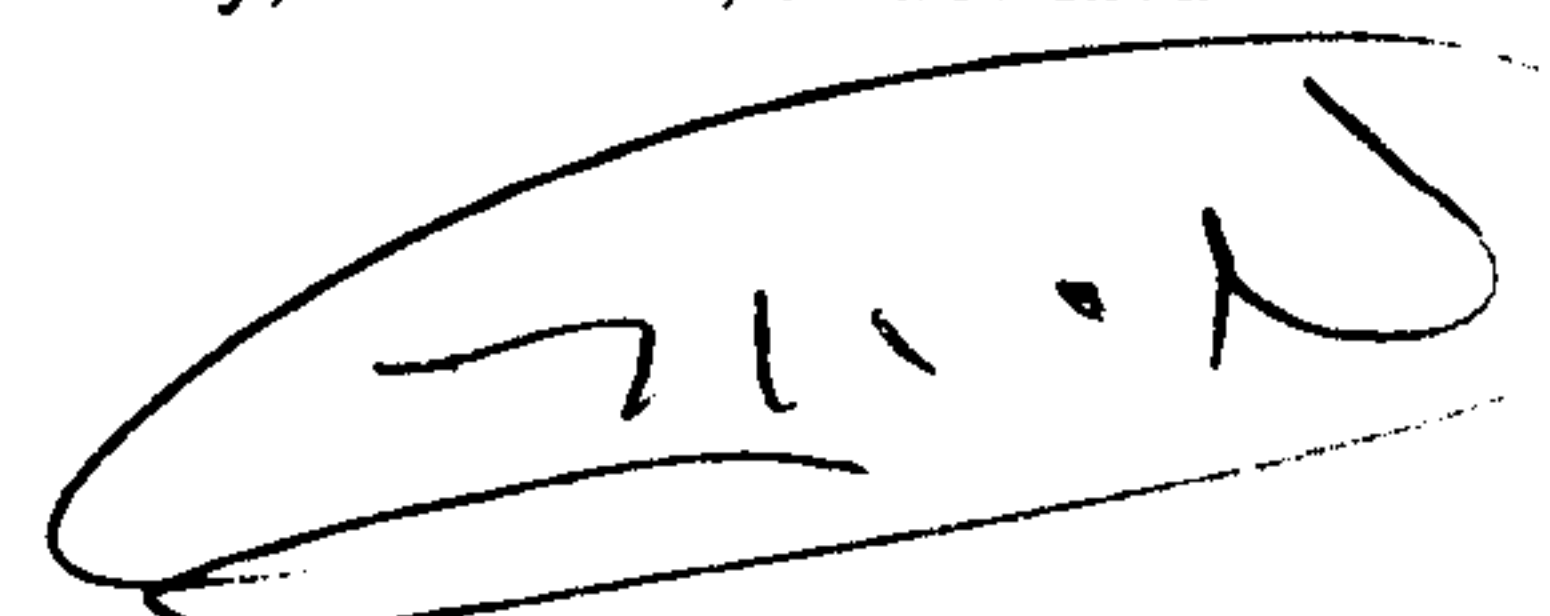
KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$92,500.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged MY PLACE RENTALS LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto LANCE RHODES and wife, MALLORY RHODES, (herein referred to as GRANTEEES), as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Unit 109, according to the Survey of Sterling Oaks Condominium, a condominium, in Shelby County, as established by that certain Declaration of Condominium as recorded in Instrument No. 20040316000134350 and First Amendment to Declaration of Condominium as recorded in Instrument No. 20040701000364570 and Articles of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium and the By-Laws of Sterling Oaks Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium as set out in the Declaration of Condominium and according to the Survey of Sterling Oaks Condominium, a condominium recorded in Map Book 33 page 101 A thru D in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2014, which are a lien but not yet due and payable until October 1, 2014.
2. Non-Exclusive Easement(s) by and between Royal Oaks, LLC, JWS, LLC and Sterling Oaks, LLC as shown and recorded in Instrument No. 20030528000328740 and Amended and Restated in Instrument No. 20040316000134370 in Probate Office.
3. Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732, 1975 Code of Alabama.
4. Rights of adjoining property owners in any party walls common to the Land and any adjoining Land.
5. Restrictins, covenants and conditions as to the Declaration of Condominium of Sterling Oaks as set out in instrument(s) recorded in Instrument No. 20040316000134350 and First Amendment in Instrument No. 20040701000364670 in the Probate Office.
6. Restrictive Covenants and Grant of Land Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20031001000661210 in Probate Office.
7. Restrictions, covenants, conditions, easements and agreements as set out in Instrument No. 20030528000328710 in the Probate Office.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 2nd day of December, 2003, and recorded in Instrument No. 20131205000471870, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Gregory T. Davis to Homeservices Lending, LLC Series A DBA Mortgage South, recorded in Instrument No. 20090622000239880 and transferred and assigned to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. by instrument recorded in Instrument No. 20091116000426440, in the Probate Office of Shelby County, Alabama, under and

Shelby County, AL 05/21/2014
State of Alabama
Deed Tax: \$92.50



in accordance with the laws of the State of Alabama or the United States of America, which said rights expires on December 2, 2014.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its **MANAGER, MARTY NUNLEY**, who are authorized to execute this conveyance, have hereto set its signature and seal this 15TH day of MAY, 2014.

MY PLACE RENTALS LLC

BY: 
AS: MANAGER

(This deed has been executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.)

STATE OF ALABAMA
COUNTY OF SHELBY

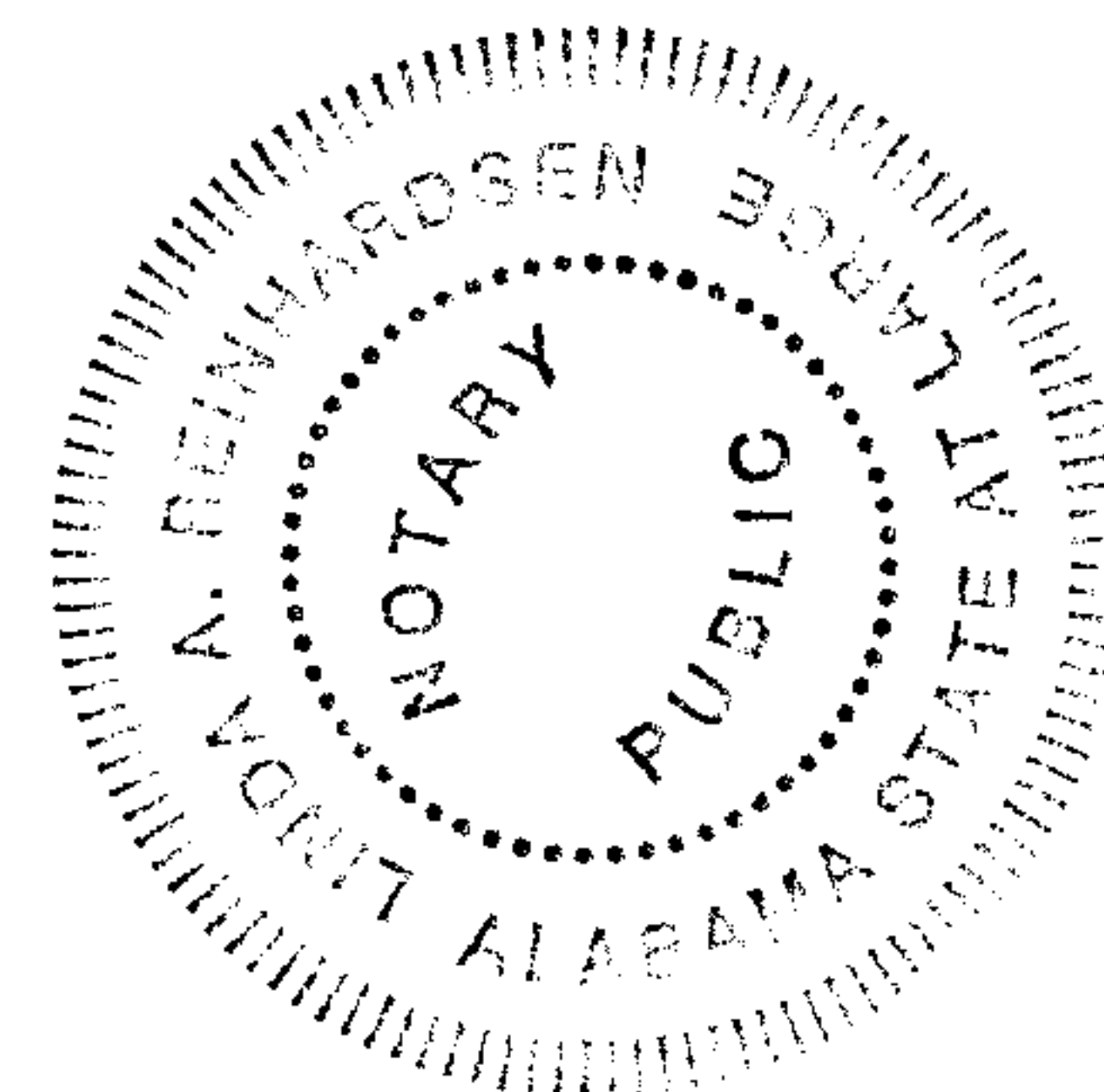
I, the undersigned, a notary public in and for said county, in said state, hereby certify that MARTY NUNLEY whose name as MANAGER of MY PLACE RENTALS LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such MANAGER and with full authority, executed the same voluntarily on the day the same bears date on behalf of MY PLACE RENTALS LLC.

Given under my hand and official seal this 15TH day of MAY, 2014


Notary Public

My Commission Expires:

8-28-14



20140521000153150 2/3 \$112.50
Shelby Cnty Judge of Probate, AL
05/21/2014 11:31:45 AM FILED/CERT

Grantor's Name:
MY PLACE RENTALS LLC
Mailing Address:
2106 Devereux Circle-Suite 200
Vestavia, AL 35243

Property Address:
109 STERLING OAKS DRIVE
HOOVER, AL 35244


☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
LANCE RHODES and MALLORY RHODES
Mailing Address:
109 STERLING OAKS DRIVE
HOOVER, AL 35244

Date of Sale: MAY 15, 2014
Total Purchase Price: \$92,500.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____

[Handwritten signature]


20140521000153150 3/3 \$112.50
Shelby Cnty Judge of Probate, AL
05/21/2014 11:31:45 AM FILED/CERT