



20150116000017020 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
01/16/2015 12:35:04 PM FILED/CERT

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

rtmercer properties, LLC
2000 Southlake Park, Suite 100
Hoover, Alabama 35244

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Seventy Thousand Eighty Hundred Twenty-Nine and 00/100 Dollars (\$370,829.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Southlake Park Partners, LLC

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

rtmercer properties, LLC

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

See Exhibit "A" attached hereto

\$351,286.25 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2015 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 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, Grantor has set its seal by its authorized representative, this
8th day of January, 2015.

Southlake Park Partners, LLC

BY: Marty R (Seal)
Marty Byrom
ITS: Managing Member

BY: Colt B (Seal)
Colt Byrom
ITS: Managing Member

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Marty Byrom and Colt Byrom** as Managing Members of **Southlake Park Partners, LLC** 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 and with full authority as such Managing Members, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **8th day of January, 2015.**

David P. Condon

Notary Public: **David P. Condon**
My Commission Expires: **02/12/2018**

Shelby County, AL 01/16/2015
State of Alabama
Deed Tax: \$20.00

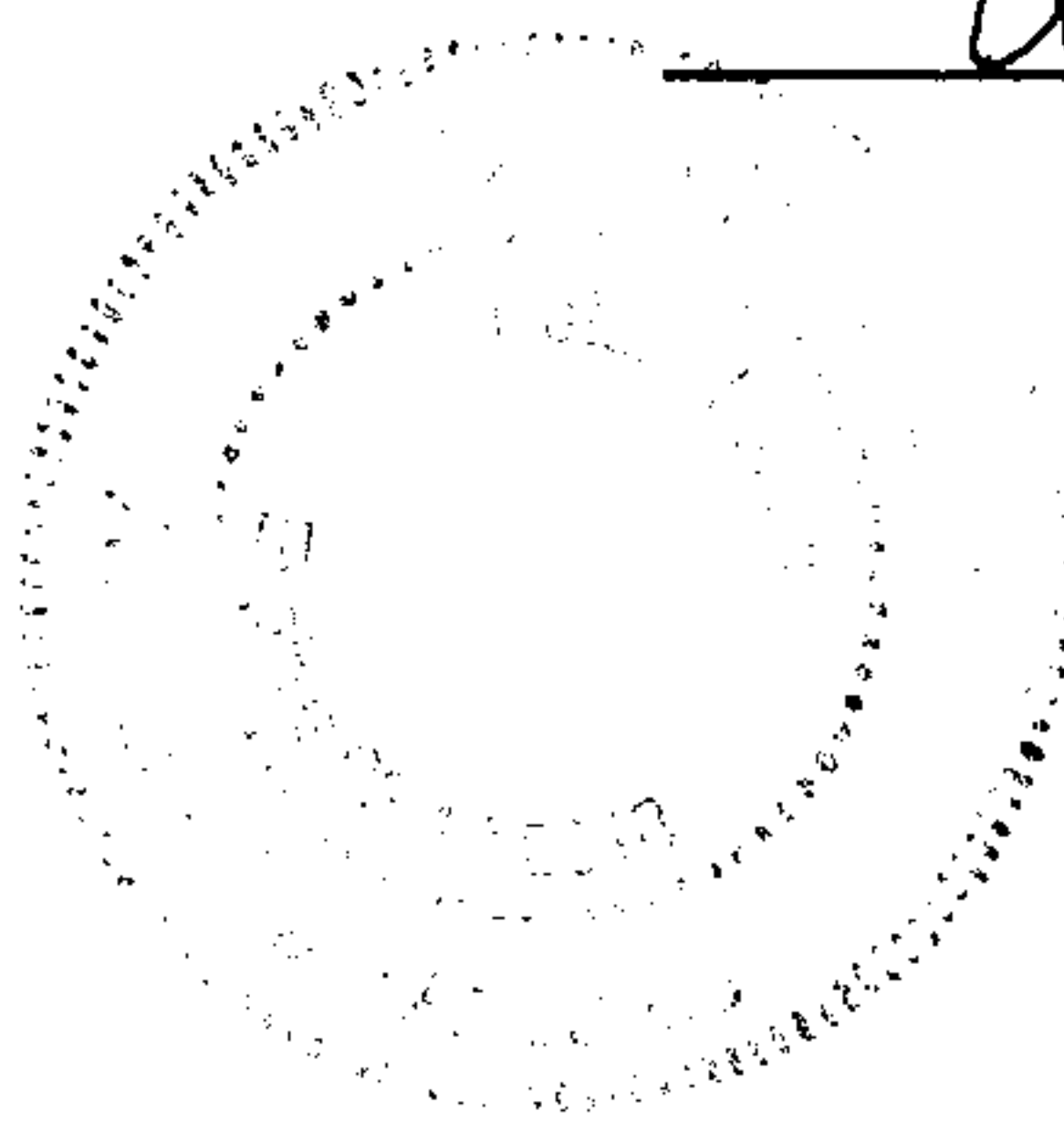


Exhibit "A"

20150116000017020 2/3 \$40.00
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LEGAL DESCRIPTION

Unit 100, Building 2000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama, (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 118; Map Book 41, Page 73 and Map Book 41, Page 79 and Map Book 42, Page 31 and Map Book 42, Page 143 A and B, in said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.



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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: **Southlake Park Partners, LLC** Grantee Name: **rtmercer properties, LLC**

Mailing Address: **2000 Southlake Park, Suite 100** Mailing Address: **purchasers add**
Hoover, Alabama, 35244 **purchasers city, purchasers state, purchaser zip**

Property Address: **2000 Southlake Park, Suite 100** Date of Sale: **January 8th, 2015**
Hoover, Alabama, 35244 Total Purchase Price: **\$370,829.00**

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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: **January 8th, 2015** Print: Marty Byrom

☐ Unattested _____ Sign: Marty R
(verified by) (Grantor/Grantee/Owner/Agent) circle one