

20150408000111640  
04/08/2015 10:19:34 AM  
DEEDS 1/3

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice to:  
Real Estate Inv.  
3010 6th Ave S  
Birmingham, AL 35233

### GENERAL WARRANTY DEED

STATE OF ALABAMA                                 }  
COUNTY OF SHELBY                               }     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of   **Two Hundred Thousand   and NO/100 Dollars (\$200,000.00)** to the undersigned grantor,

**Lake Martin Investment Groups, LLC, an Alabama Limited Liability Company,**

(herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

**Real Estate Investments, Ltd., L.L.C., an Alabama Limited Liability Company,**

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

**LOTS 38, 39, 40, 41, 48, 49, 50, 110, 111, AND 112, ACCORDING TO THE SURVEY OF WATERSTONE PHASE 3, RECORDED IN MAP BOOK 44, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ None of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantee together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said **GRANTEE**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Member, **Andrew McGreer**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25<sup>th</sup> day of March, 2015.

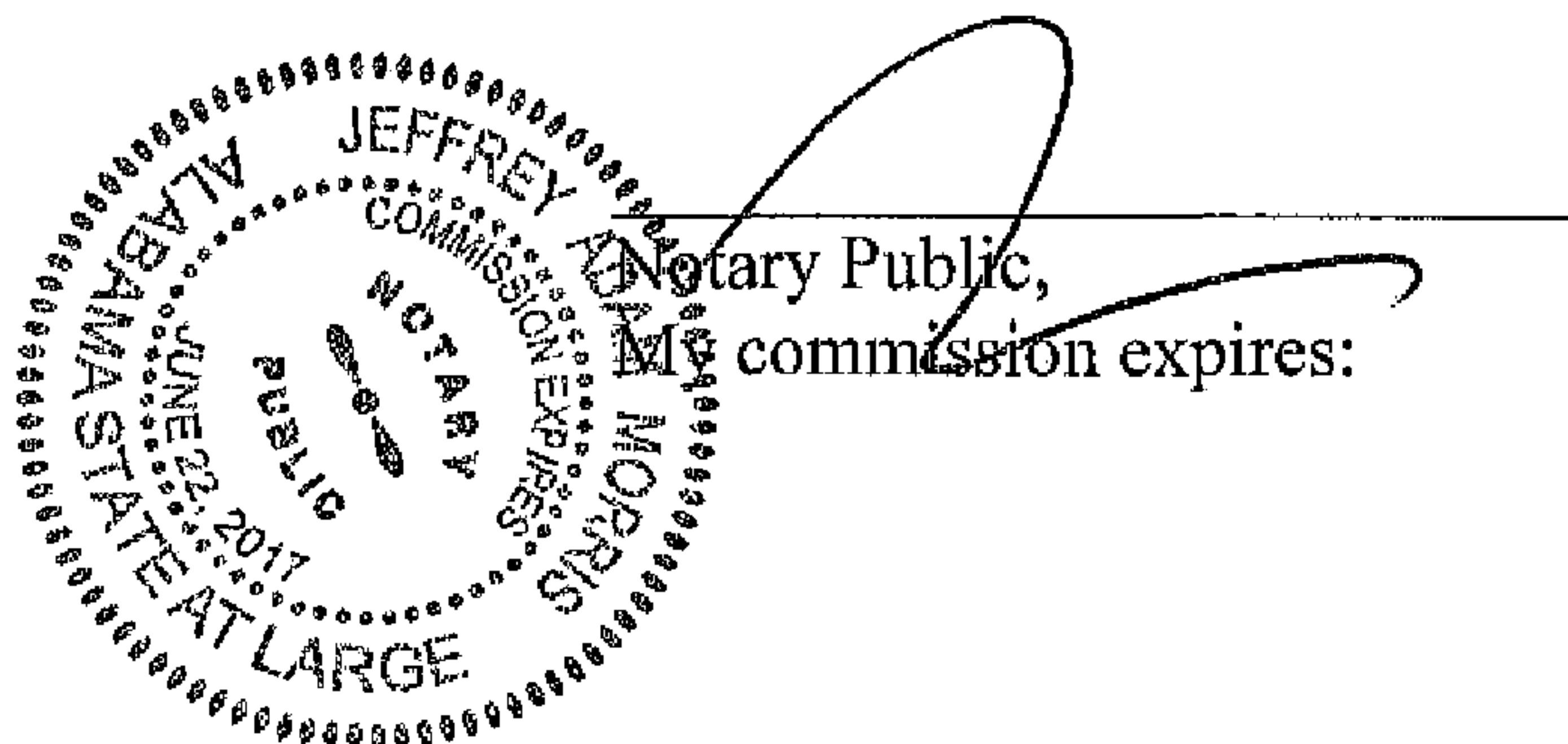
 (SEAL)  
**Lake Martin Investment Group, LLC, an  
Alabama Limited Liability Company**  
**By: Andrew McGreer**  
**Its: Authorized Member**

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew McGreer**, whose name as Authorized Member of Lake Martin Investment Group, LLC, an Alabama Limited Liability Company, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Authorized Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of March, 2015.

Notary Seal



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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's Name Lake Martin Inv. Group  
Mailing Address 1088 Point Windy Dr  
Jacksons Gap, AL 36861

Grantee's Name Real Estate Inv.  
Mailing Address 3010 6th Avenue S  
Birmingham, AL 35233

Property Address 10 lots in Watertown

Date of Sale 3/25/15

Total Purchase Price \$ 200,000

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

☒ 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 § 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 3/25/15



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/08/2015 10:19:34 AM  
\$220.00 CHERRY  
20150408000111640

Print Amy Florine Courtney

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1