


THIS INSTRUMENT PREPARED BY:  
TITLE NOT EXAMINED OR REVIEWED

SEND TAX NOTICE TO:

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

  
20150514000160110 1/7 \$232.00  
Shelby Cnty Judge of Probate, AL  
05/14/2015 01:02:39 PM FILED/CERT

Bret and Teresa Theis  
P. O. Box 252  
Helena, Alabama 35080

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 5<sup>th</sup> day of May, 2015 by **RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in favor of **BRET JONES-THEIS AND TERESA L. THEIS**, as Trustees of the **JONES-THEIS FAMILY TRUST**, dated August 17, 2005, ("Grantee").

**Article I**  
**Conveyance**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of (a) the sum of TWO HUNDRED THOUSAND and No/100 Dollars (\$200,000.00) (the "Initial Purchase Price"), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and (b) the payment of the Additional Purchase Price, as hereinafter defined, which Grantee covenants and agrees to pay to Grantor as provided below, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property (individually a "Lot" and collectively, the "Lots") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference, **MINING AND MINERAL RIGHTS EXCEPTED**.

Grantor does hereby RESERVE AND EXCEPT from this conveyance, for Grantor and its successors and assigns, all Minerals and Mining Rights, as such terms are hereinafter defined, in, on, under or upon the Lots, subject, however, to the limitations and restrictions set forth below. As used herein, the term "Minerals" shall mean and refer to all of the coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coal bed methane gas, gob gas, limestone, and all other minerals and non-mineral substances in and under the Lots, including water associated with the production of coal bed methane gas situated in, on, under or upon the Lots. As used herein, the term "Mining Rights" shall mean and refer to the right to explore for, to drill for, to mine, to produce and to remove any Minerals from the Lots; provided, however, that the exercise of the Mining Rights reserved herein shall not be exercised by Grantor or any of its successors and assigns in a manner which would disturb the surface of the Lots or any buildings, improvements or structures located on the Lots with gas wells, roads, pipelines, pumping or collection facilities or any other above-ground facilities or improvements.

As used herein, the following terms shall have the meanings set forth below:

**"Additional Purchase Price"** means an amount equal to two percent (2%) of the Total Price. The Additional Purchase Price is payable at the time of issuance of the Building Permit. Notwithstanding anything provided in this Deed to the contrary, the maximum amount of the Additional Purchase Price

(and the maximum amount secured by the hereinafter retained vendor's lien on the Lots) shall not exceed the sum of \$20,000.00 for each of the Lots.

**"Building Permit"** means the building permit issued by the City of Helena, Alabama for the Proposed Dwelling to be built on each Lot, a copy of which Grantee shall deliver to Grantor immediately upon issuance of the same.

**"Declaration"** means the Amended and Restated Declaration of Covenants, Conditions and Restrictions dated February 12, 2002, and recorded as Instrument No. 20070917000435160 in the Office of the Judge of Probate of Shelby County, Alabama, as amended from time to time. *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.*

**"Proposed Dwelling"** means a single-family residential home to be constructed on each Lot in accordance with the plans and specifications therefore approved by the ARC under the Declaration.

**"Total Price"** means the sum of (a) the Initial Purchase Price plus (b) the proposed total cost of the Proposed Dwelling as set forth in the Building Permit.

In addition to the Initial Purchase Price paid contemporaneously herewith to Grantor, Grantee, for itself and its successors and assigns, covenant and agree to pay to Grantor the Additional Purchase Price at the time of issuance of the Building Permit. **The obligations set forth herein shall be binding upon Grantee, its successors and assigns, and shall be deemed to be, and hereby are, secured by a vendor's lien on the Lots which is hereby retained by Grantor and will only be satisfied and released upon the payment to Grantor of the Additional Purchase Price. Upon the payment in full of the Additional Purchase Price, Grantor agrees to release its vendor's lien on the Lots and acknowledge receipt and payment in full of the Additional Purchase Price. All costs and expenses incurred by Grantor in enforcing the foregoing obligations and its vendor's lien on the Lots, including reasonable attorneys' fees and expenses, shall be payable by Grantee in addition to the payment of the Additional Purchase Price.**

The Lots are conveyed subject to the following (collectively, the **"Permitted Exceptions"**):

1. The obligation to pay the Additional Purchase Price set forth above, which obligation is secured by a vendor's lien on each of the Lots.
2. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
3. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record, including, specifically, but without limitation, the Declaration.
4. The Minerals and Mining Rights hereinabove reserved by Grantor.
5. Mining and mineral rights not owned by Grantor.
6. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.
7. All matters which a current and accurate survey and a physical inspection of the Lots would reveal; and



8. All riparian rights, if any, including rights of federal or state government in all navigable waters on or abutting any of the Lots;

9. Any Dwelling, as defined in the Declaration, built on each of the Lots, shall contain no less than 1,900 square feet of Living Space, as defined in the Declaration (regardless of whether such Dwelling is a single-story or a multi-story home) and not more than 8,000 square feet of Living Space (regardless of whether such Dwelling is a single-story or a multi-story home);

10. Subject to the provisions of Sections 6.04(a) and 6.05 of the Declaration, minimum building setback requirements for any Dwelling to be constructed, erected, placed or maintained on each of the Lots shall be as follows:

- (a) Front Setback: 25 feet;
- (b) Rear Setback: 25 feet; and
- (c) Side Setbacks: 7.5 feet.

11. All of the remaining terms and provisions of this Deed.

## **Article II**

### **Acknowledgments of Grantee**

**Grantee, by acceptance of this deed, acknowledges covenants and agrees, for itself and its successors and assigns, that:**

**(a) Grantee has been given the absolute and unfettered right to conduct all inspections, tests, evaluations and investigations of the Lots as Grantee, in its sole discretion, may determine to be necessary in order to satisfy Grantee of the physical and environmental condition of the Lots and all other aspects of the Lots.**

**(b) Grantee has assumed full and complete responsibility for the investigation and determination of the suitability of the surface and subsurface conditions of the Lots including, without limitation, the existence or presence of any sinkholes, underground mines, tunnels, water channels and limestone formations or deposits on, under, adjacent to or in close proximity with the Lots.**

**(c) Grantor has not made and does not make any covenants, representations or warranties, either express or implied, regarding the physical condition of the Lots or any portion thereof, the suitability or fitness of the Lots for any intended or specific use, any matters which would be disclosed by a current and accurate survey of the Lots or whether any underground storage tanks or any hazardous or toxic waste, substances or materials (including, but not limited to, asbestos, radon gas, formaldehyde and polychlorinated biphenyls), are currently present or at any time prior to the date hereof have been located in, on, under, upon or adjacent to the Lots.**

**(d) Grantee hereby irrevocably and unconditionally waives, releases and forever discharges Grantor, its agents, employees, members, managers and the officers, directors and shareholders of the manager of Grantor, and all Affiliates and mortgagees of Grantor and their respective successors and assigns, of and from any and all actions, causes of action, 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 condition, known or unknown (including, without limitation, sinkholes, underground mines, tunnels, water channels and limestone formations and deposits),**

**under or upon the Lots or any other real property surrounding, adjacent to or in close proximity with the Lots which may be owned by Grantor or any Affiliates thereof.**

**(e) The Lots are subject to all of the terms and provisions of the Declaration, the Architectural Standards, as defined in the Declaration, and any rules and regulations adopted from time to time by the Association, as defined in the Declaration (collectively, as the same may be amended from time to time, the “Riverwoods Documents”). Grantee acknowledge receipt of a copy of the Riverwoods Documents and agree to be bound by all of the terms and provisions of the Riverwoods Documents.**

**(f) The Declaration permits Grantor, who is the Developer under the Declaration, to amend and make various changes and modifications to the Riverwoods Documents from time to time without the consent or approval of any Owners (which includes Grantee).**

**(g) As provided in the Declaration, each Owner (which includes Grantee) will be a member of the Association, as defined in the Declaration, and the Association has the right to levy Assessments against the Lots, which Assessments are secured by a lien on the Lots and, if such Assessments are not timely paid, then such lien is subject to the foreclosure rights created by the Declaration.**

**(h) Grantee shall be bound by and agrees to fully perform and observe all of the requirements set forth in the Architectural Standards, as defined in the Declaration, and all construction guidelines and standards adopted from time to time by the ARC, as defined in the Declaration, as part of the Architectural Standards.**

**(i) Grantee acknowledges and agrees that Grantor, as Developer under the Declaration, has retained the right to appoint and remove all members of the ARC at all times prior to the relinquishment of contract of the Association by Grantor, as provided in the Declaration.**

**TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever, together with every contingent remainder and right of reversion; subject, however, to the Permitted Exceptions.**

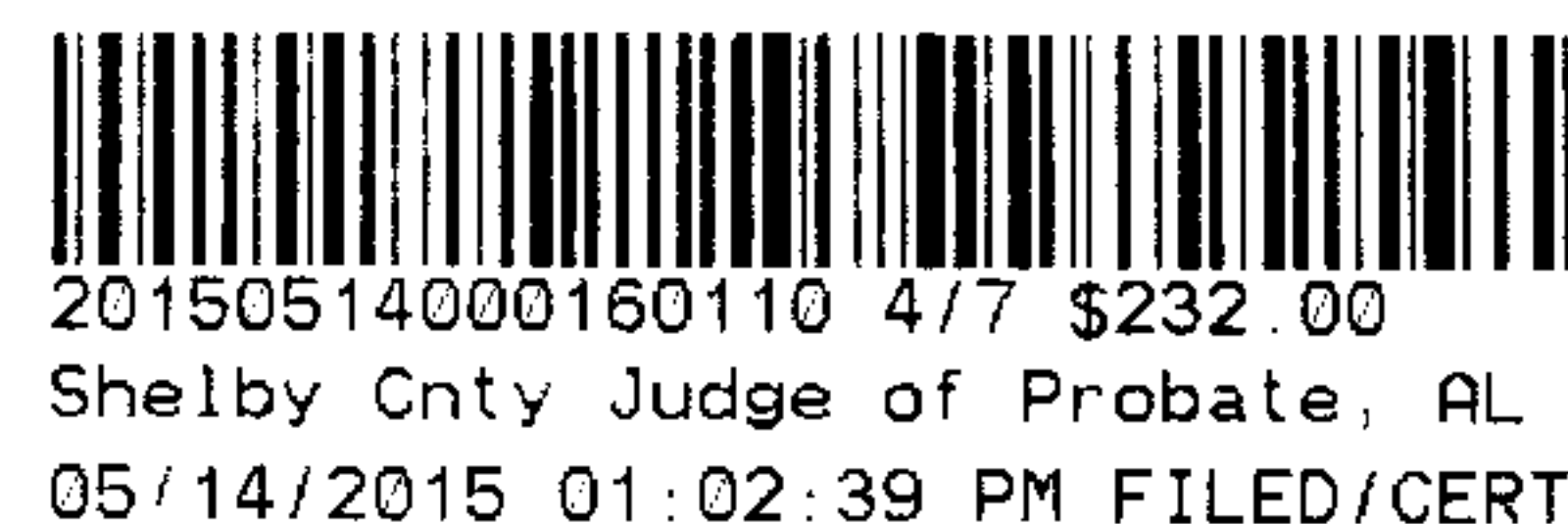
**Pursuant to the provisions of Ala. Code § 40-22-1 (1976), the following information is offered in lieu of submitting Form RT-1:**

**Grantor’s Name and Address:  
Riverwoods Properties, LLC  
123 Riverwoods Parkway  
Helena, Alabama 35080**

**Grantee’s Name and Address:  
Bret and Teresa Theis  
5226 Creekside Loop  
Hoover, Alabama 35244**

**Property Address: None; see Exhibit A  
Date of Sale: May 5, 2015**

<b>Total Cash Consideration Paid:</b>	<b>\$200,000.00</b>
<b>Additional Purchase Price Payable which is secured by a vendor’s lien as referenced above (not to exceed)</b>	<b>\$ <u>60,000.00</u></b>
<b>Total Purchase Price</b>	<b>\$260,000.00</b>



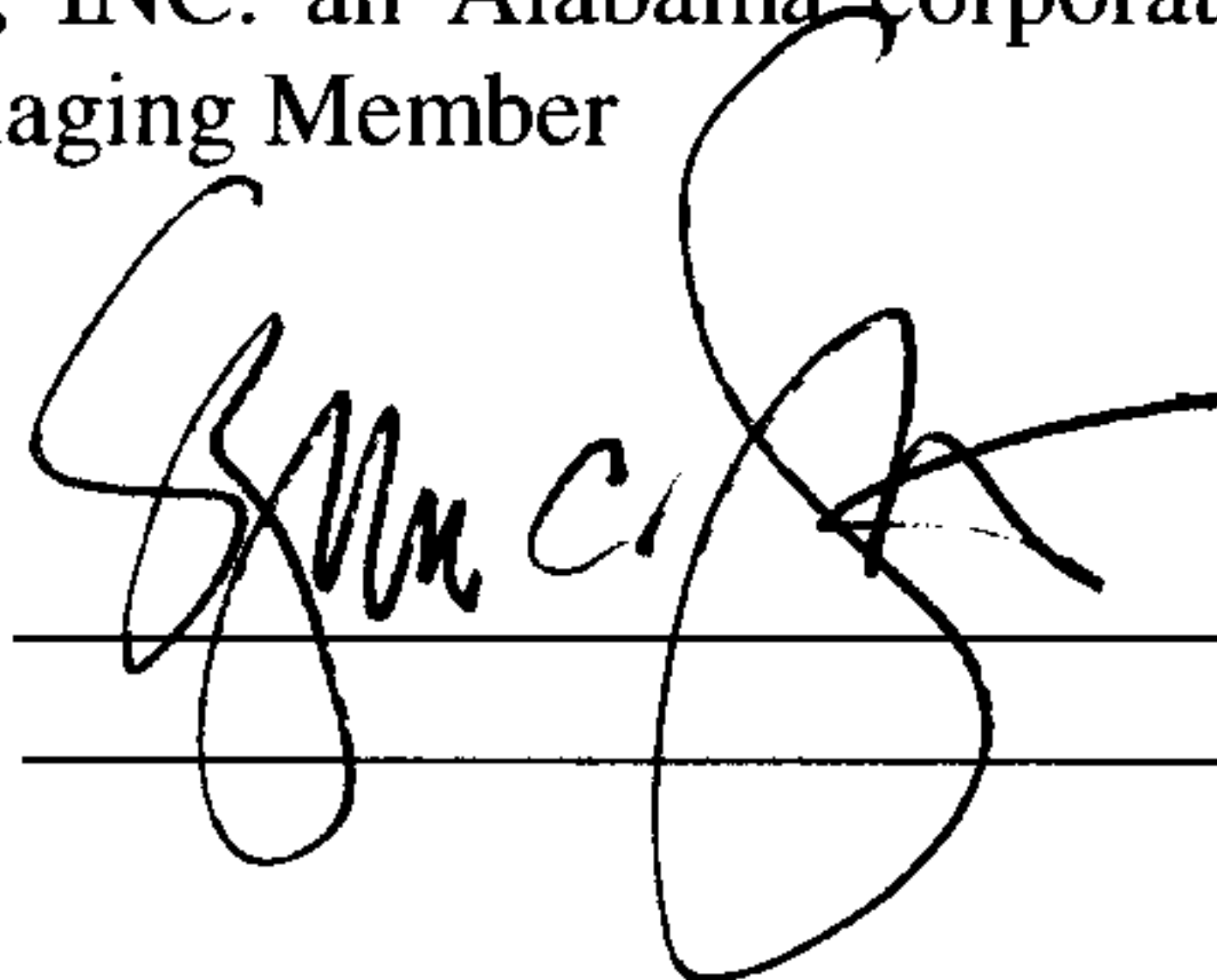
**The Purchase Price can be verified in the Sales Contract.**



IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

**RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company


By: P.Z., INC. an Alabama corporation, Its Managing Member

By:   
Its: \_\_\_\_\_

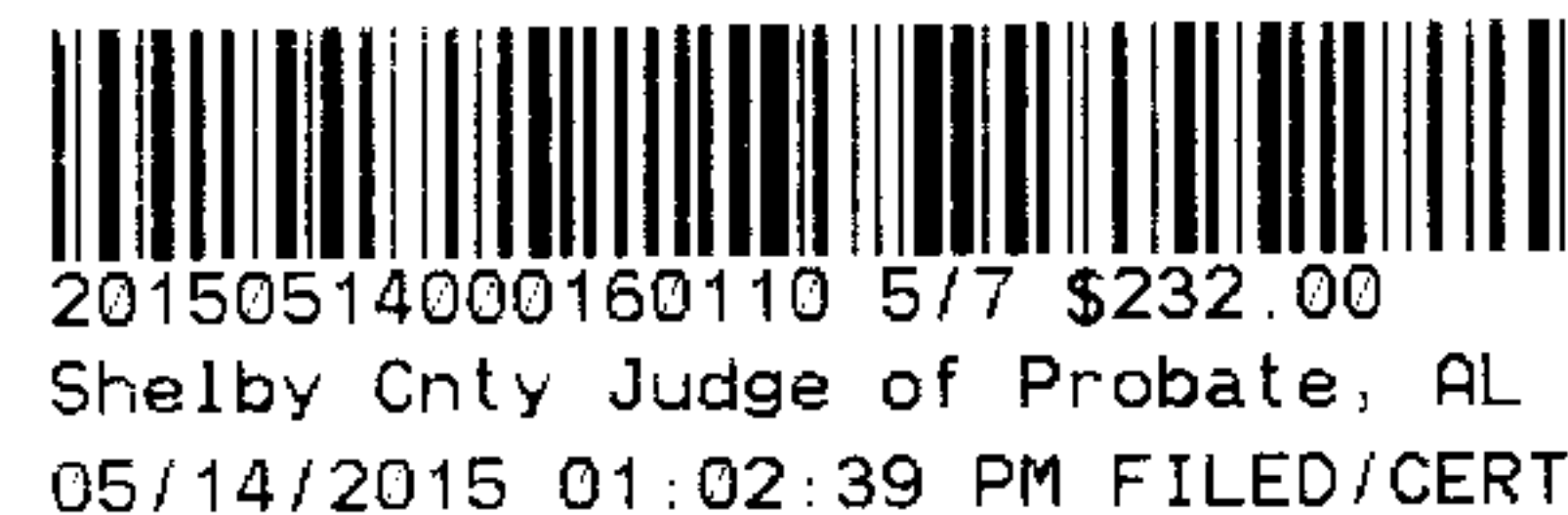
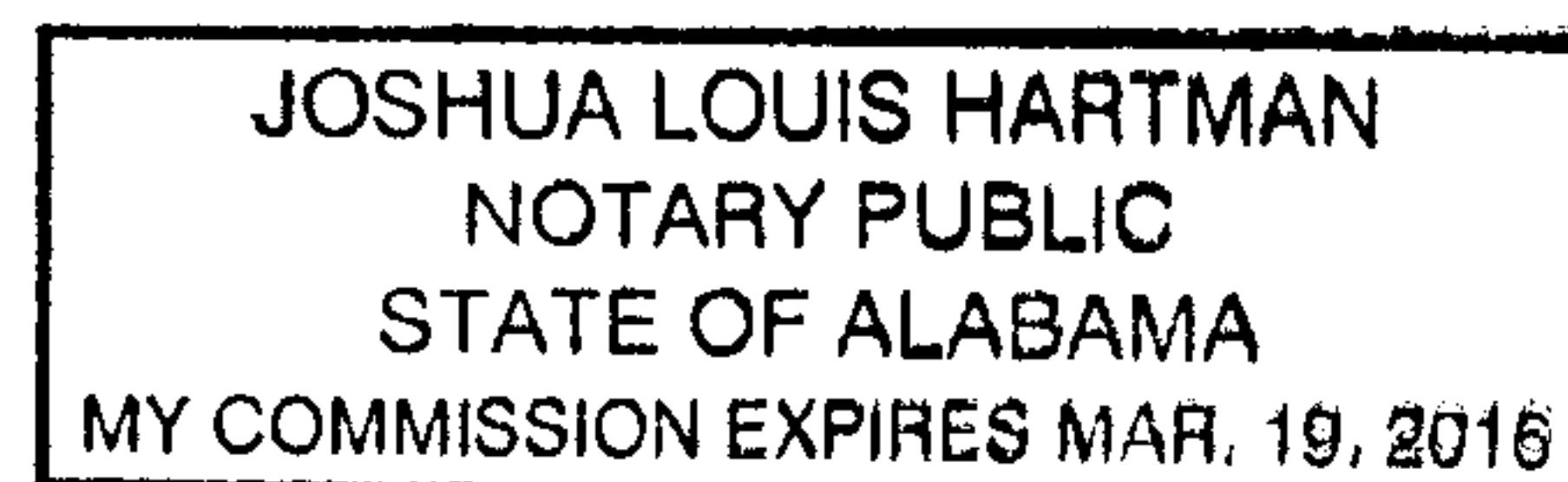
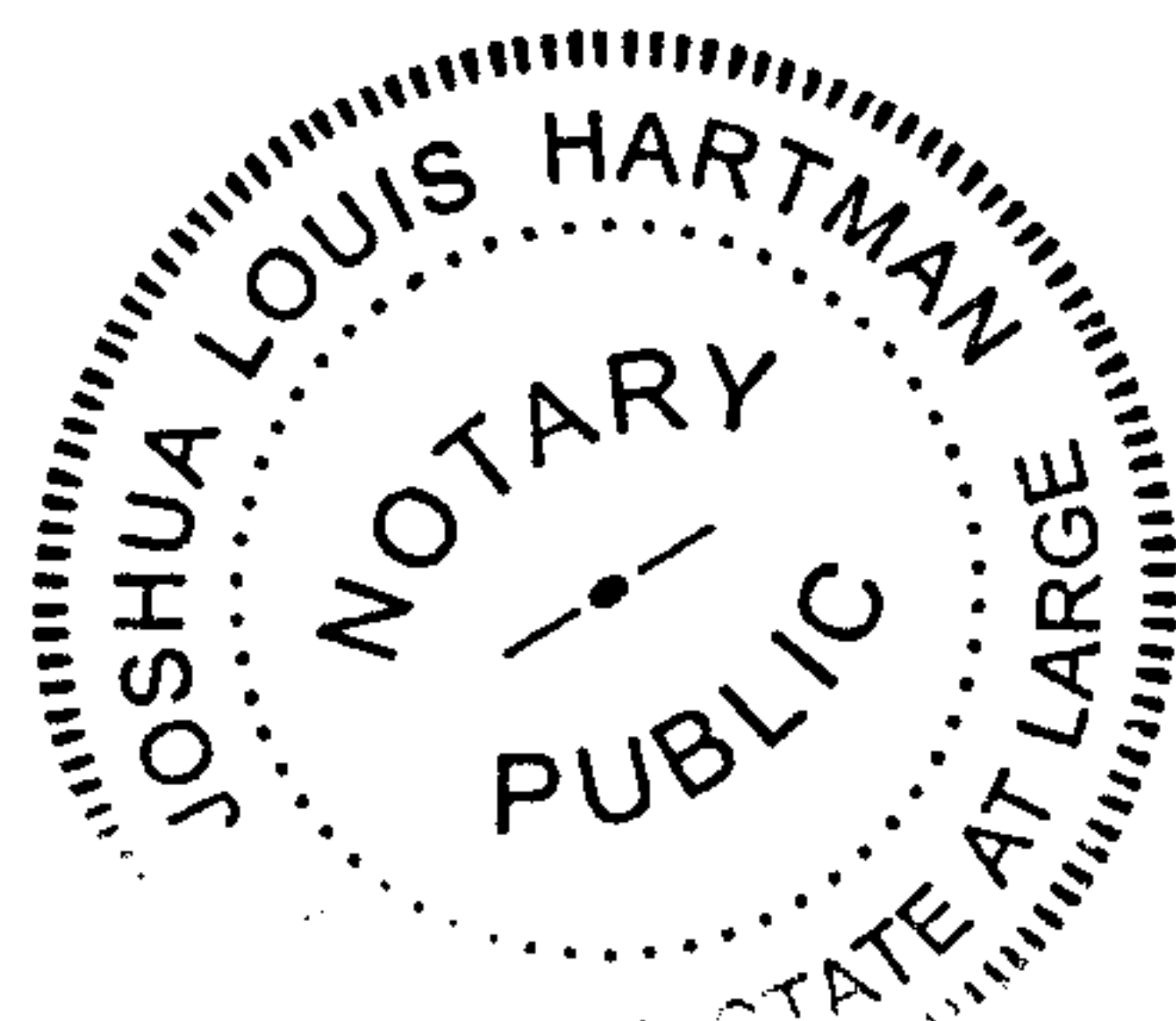
STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that \_\_\_\_\_ whose name as \_\_\_\_\_ of P.Z., Inc., an Alabama corporation, as Managing Member of RIVERWOODS PROPERTIES, 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 on the day the same bears date for and as the act of such corporation in its capacity as Managing Member of the aforesaid limited liability company.

Given under my hand and official seal, this the \_\_\_\_\_ day of May, 2015.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]




## EXHIBIT A

### Legal Description of Lots

Lot 644, according to the Final Plat of Riverwoods Sixth Sector—First Addition, as recorded in Map Book 33, Page 135 in the Office of the Judge of Probate of Shelby County, Alabama; and

Lots 805 and 806, according to the Final Plat of Riverwoods Eighth Sector—Phase I, as recorded in Map Book 43, Pages 28A and B in the Office of the Judge of Probate of Shelby County, Alabama.

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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 Riverwoods Properties, LLC

Mailing Address 123 Riverwoods Pkwy  
Helena, AL 35080

Grantee's Name Jones-Theis Family Trust  
dated August 17, 2005

Mailing Address 5226 Creekside Loop  
Helena, AL 35080


Property Address Vacant lots  
Helena, AL 35080

Date of Sale May 5, 2015

Total Purchase Price \$200,000.00

or Actual Value \$

or Assessor's Market Value \$

  
20150514000160110 7/7 \$232.00  
Shelby Cnty Judge of Probate, AL  
05/14/2015 01:02:39 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

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### 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 May 5, 2015

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) Circle one