

20150903000309110 1/4 \$433.00
Shelby Cnty Judge of Probate, AL
09/03/2015 03:25:35 PM FILED/CERT

Send Tax Notice To:
Park Lane Construction, LLC
197 Cahaba Valley Parkway
Pelham, Alabama 35214

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF FOUR HUNDRED TEN THOUSAND and No/100 DOLLARS (\$410,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **GAMCO, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantor), does grant, bargain, sell and convey unto **PARK LANE CONSTRUCTION, LLC, an Alabama limited liability company** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

***SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED
HEREIN AS IF SET OUT IN FULL***

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2015 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights including but not limited to coal, lignite, gas, oil, sand and gravel, in, on and under subject property;
3. Building lines, easements and restrictions shown by the map recorded in Map Book 13, page 140 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 101, Page 520 and Deed Book 145, page 378, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Real 292, page 618 in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants for Cahaba Valley Park North, as recorded in Real 268, page 140, in the Probate Office of Shelby County, Alabama.
7. Declaration of Restrictive Covenants as recorded in Real 290, page 386; Real 325, Page 929; Instrument 1992-15856 and Instrument 1993-25691, in the Probate Office of Shelby County, Alabama.
8. Any and all matters of record, including but not limited to easements, rights of way, condemnations, setback lines and release of damages.

Shelby County, AL 09/03/2015
State of Alabama
Deed Tax: \$410.00



20150903000309110 2/4 \$433.00
 Shelby Cnty Judge of Probate, AL
 09/03/2015 03:25:35 PM FILED/CERT

TO HAVE AND TO HOLD unto the said 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.

1 IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of September 2015.

GAMCO, LLC, an Alabama limited liability company

By: Katharine G. Coats
 Katharine G. Coats
 Its: Sole Member

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KATHARINE G. COATS, whose name as Sole Member of GAMCO, 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, she as such sole member and with proper authority, executed the same for said company voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September 2015.

[Signature]
 NOTARY PUBLIC
 My commission expires: 5-13-2017

LTC File No: 3939K-15


20150903000309110 3/4 \$433.00
Shelby Cnty Judge of Probate, AL
09/03/2015 03:25:35 PM FILED/CERT

EXHIBIT "A" - LEGAL DESCRIPTION

Part of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Section 31, Township 19 South, Range 2 West, and being more particularly described as follows:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the centerline point of curve Station #28+99.46 of Cahaba Valley Parkway; thence South $11^{\circ}57'11''$ West, a distance of 30.00 feet to the point of curve of a non tangent curve to the right, having a radius of 189.32 feet, a central angle of $26^{\circ}42'29''$ and subtended by a chord which bears North $61^{\circ}41'37''$ West, a chord distance of 87.45 feet; thence along said curve an arc distance of 88.25 feet to the POINT OF BEGINNING; thence South $03^{\circ}59'35''$ West, a distance of 245.26 feet; thence North $84^{\circ}31'56''$ West, a distance of 298.42 feet; thence North $48^{\circ}26'24''$ East, a distance of 376.31 feet to the point of curve of a non tangent curve to the left, having a radius of 189.32 feet, a central angle of $14^{\circ}09'28''$ and subtended by a chord which bears South $44^{\circ}15'40''$ East a chord distance of 48.66 feet; thence along said curve an arc distance of 46.78 feet to the POINT OF BEGINNING.

Being situated in Shelby County, Alabama.

KAC

Prepared by: Clayton T. Sweeney
2700 Highway 280 East
Birmingham, AL 35223

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name GAMCO, LLC
Mailing Address 2687 John Hawkins Pkwy.
Hoover, AL 35244

Grantee's Name PARK LANE CONSTRUCTION, LLC
Mailing Address 100 Village Street
Birmingham, AL 35244

Property Address 197 Cahaba Valley Parkway
Pelham, AL 35124

Date of Sale Sept 1, 2015

Total Purchase Price \$ 410,000

or

Actual Value

\$

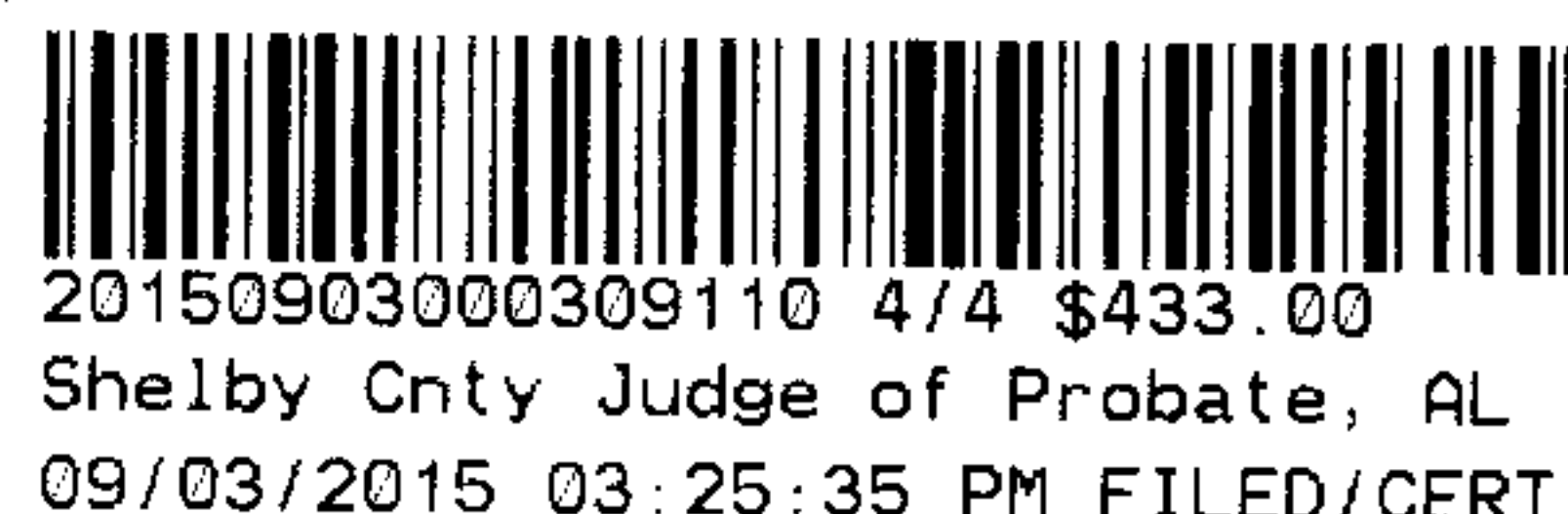
or

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



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 9-3-2015

Print LAURIE BOSTON SHARP

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1