

SPACE ABOVE THIS LINE FOR RECORDING DATA

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE MILLION ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$1,130,000.00) DOLLARS** in cash and other good and valuable considerations, to the undersigned **GRANTORS**, in hand paid by the **GRANTEES**, herein the receipt whereof is acknowledged, we, **JAMES G. FLOYD and LORETTA L. FLOYD, husband and wife** (herein referred to as **GRANTORS**), do hereby **GRANT, BARGAIN, SELL AND CONVEY** an undivided 80.20% unto **VILLA GLEN, INC.**, and an undivided 19.80% interest unto **JOHN PAUL SEGARS** (herein referred to as **GRANTEES**), in fee simple, together with every contingent remainder and right of reversion, all that real property situated in Shelby County, Alabama, described as follows, to-wit:

Lot 31-A, according to a Resurvey of Lots 30 and 31, Southlake First Addition, as recorded in Map Book 18, page 20, in the Office of the Judge of Probate, Shelby County, Alabama.

Conveyance of the above described property and all covenants and warranties of the **GRANTORS** hereunder (whether express, implied or statutory) is made subject to the following:

1. All covenants, easements, reservations and restrictions of record, zoning ordinances, taxes and assessments for the year 2016 and thereafter.
2. Building setback lines, restrictions, drainage and utility line and other easements as shown on the recorded plat of said subdivision.
3. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
4. Restrictive covenants relating to the use and occupancy of the property described above as contained in Miscellaneous Book 2, page 298, Miscellaneous Book 16, page 768, and Real Property Book 257, page 3.
5. Declaration of Protective Covenants of Southlake (residential) as recorded in Real Property Book 160, page 495.
6. Notice of Permitted Land Uses, recorded in Real Property Book 160, page 492.
7. Agreement regarding ownership, maintenance and use of lake as set out in Miscellaneous Book 7, page 777, and Miscellaneous Book 7, page 818.
8. Release of Damages as recorded in Real Property Book 313, page 676, Real Property Book 346, page 497, and Real Property Book 348, page 332.

9. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, page 379, Deed Book 259, page 635, and Deed Book 358, page 363.
10. Right of Way granted to Alabama Power Company by instrument recorded in Real Property Book 920, page 996.
11. Transmission Line Permit to Alabama Power Company, by instrument recorded in Deed Book 107, page 121, Deed Book 104, page 213, Deed Book 102, page 55, Deed Book 102, page 52, Deed Book 161, page 488, and Deed Book 161, page 493.
12. Easements to water works Board of the City of Birmingham, recorded in Book 261, page 289.
13. Permit to Alabama Power Company as to underground utility easements recorded in Real Property Book 346, page 395.
14. Easement as to underground cable, recorded in Real Property Book 182, page 1.
15. NOTE: Map Book 14, page 31 shows the following reservation: Sink Hole Prone Areas - The Subdivision shown hereon including lots and street, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, make no representation that the subdivision lots and street are safe or suitable for residential construction, or for any other purposes whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."
16. Release of Damages as recorded in Real Property Book 322, page 320.
17. Flood Easement recorded in Deed Book 284, page 881.
18. Zoning, if any, planning, subdivision regulations and other ordinances, laws, restrictions or regulations upon the use or division of the Subdivision as may be legally imposed by the County of Shelby, Alabama, City of Hoover, Alabama, or State of Alabama or any other governmental authorities having jurisdiction over the Subdivision.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said **GRANTEES**, for and during their joint lives and upon the death of either of them then to the survivor of them, in fee simple, forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said **GRANTEES**, their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we and our heirs, executors and administrators, **WARRANT AND WILL FOREVER DEFEND** the same to the said **GRANTEES**, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day
of December, 2015.

James G. Floyd
JAMES G. FLOYD

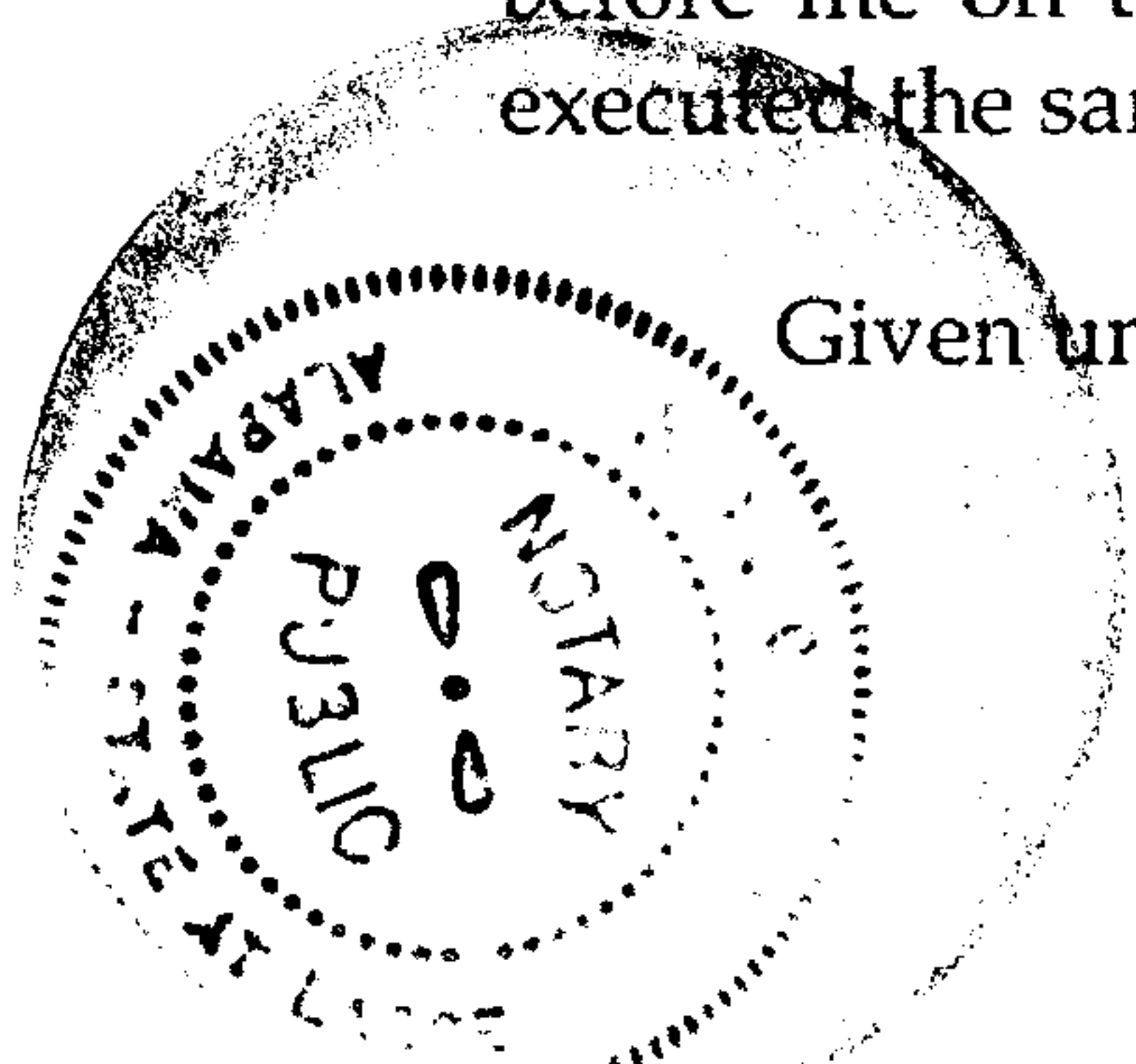
Loretta L. Floyd
LORETTA L. FLOYD

STATE OF ALABAMA *

Jefferson COUNTY *

I, Rick Curry, a Notary Public in and for said County,
in said State, hereby certify that JAMES G. FLOYD and LORETTA L. FLOYD, 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, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2015



Rick Curry
Notary Public

My Commission Expires: 4/17/16 **Rick Curry**
My Commission Expires

GRANTORS' ADDRESS:

12006 Jewelfish Lane
ORLANDO FLORIDA 32827

GRANTEES' ADDRESS:

1315 Eastern Valley Rd Ste 1A
Bessemer AL 36020

THIS INSTRUMENT WAS PREPARED BY:

McKINNEY & ASSOCIATES, P.C.

Post Office Box 2999

Gulf Shores, Alabama 36547

(251) 967-2166

C:d2.2-2 Prepared according to title commitment prepared by Professional Land Title, Inc. (Fidelity National Title Insurance Corporation) File 15-12910



20160107000005820 3/4 \$1153.00
Shelby Cnty Judge of Probate, AL
01/07/2016 08:49:31 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James G. & Loretta L. Floyd
Mailing Address 12006 Jewelfish Lane
Orlando, FL 32827

Grantee's Name Villa Glen, Inc & John Paul Segars
Mailing Address 1315 Eastern Valley Road, Ste 1A
Bessemer, AL 36020

Property Address 4866 Southlake Parkway
Hoover, AL 35244

Date of Sale 01/04/2016

Total Purchase Price \$ 1,130,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20160107000005820 4/4 \$1153.00
Shelby Cnty Judge of Probate, AL
01/07/2016 08:49:31 AM FILED/CERT

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 _____

Print

Professional Land Title

____ Unattested

Sign

Betsy McKinnis Pres.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1