

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Acton Land Company, LLC	Grantee's Name	Kinsale Gardens Homeowner's Association, Inc.
Mailing Address	2232 Cahaba Valley Dr. Birmingham, Alabama 35242	Mailing Address:	3344 Shallowford Circle Birmingham, Alabama 35216
Property Address:	All common areas shown on the Plat of Kinsale Gardens Homes Sector One, as Amended	Date of Sale:	January 12, 2017
		Purchase Price:	\$1,000.00

This Instrument Prepared By:

Jack P. Russell, Esq.

Hand Arendall LLC

2001 Park Place North

Suite 1200

Birmingham, Alabama 35203

205-502-0108



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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **ACTON LAND COMPANY, LLC**, an Alabama limited liability company ("Grantor"), for and in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **KINSALE GARDENS HOMEOWNER'S ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

All common areas and roadways as shown and more particularly described by the Plat of Kinsale Gardens Homes 1st Sector, as amended, and as recorded in Map Book 35, Page 49 in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the matters set forth on Exhibit "A" attached hereto.

This deed is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 11th day of January, 2017.

ACTON LAND COMPANY, LLC,
an Alabama limited liability company

By: Danny F. Acton
Name: Danny F. Acton
Title: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, Clayton T. Sweeney, a Notary Public, in and for said State and County, hereby certify that Danny F. Acton, whose name as Member of Acton Land Company, 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 such instrument, he, as such 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 on this the 11th day of January, 2017.

{SEAL}



[Signature]
NOTARY PUBLIC
My Commission Expires: 06/02/2019

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EXHIBIT "A"

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Such state of facts as shown on recorded subdivision plat, as applicable.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. Building line(s), easement(s) and restrictions as shown by the recorded plat in Map Book 35, Page 49.
5. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20041008000557170, in the Probate Office of Shelby County, Alabama.
6. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20100318000080100, in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Kinsale Homeowner's Association, Inc., recorded in Instrument 20100729000242060, in the Probate Office of Shelby County, Alabama.



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