

This Instrument Prepared By:

\$215,000.00 Purchase Price



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

Purchase Money Mortgage recorded
20170301000071230 3/1/2017

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FIFTEEN THOUSAND DOLLARS AND NO/100 (\$215,000.00), and other good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **RWS PROPERTIES, L.L.C., an Alabama Limited Liability Company**, (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY in fee simple unto **ELLISON INVESTMENTS, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as **GRANTEE**), the following real property located in Shelby County, Alabama:

UNIT 200, BUILDING 2100, ACCORDING TO PROVIDENCE PARK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM OF PROVIDENCE PARK, AS RECORDED IN INSTRUMENT NO. 20040802000426220; FIRST AMENDMENT IN INSTRUMENT NO. 20050113000020340; SECOND AMENDMENT IN INSTRUMENT NO. 20050819000428280 AND THIRD AMENDMENT IN INSTRUMENT NO. 20060302000097880 AND BY-LAWS THERETO AS RECORDED IN INSTRUMENT NO. 20040802000426220, IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO THE UNITS, BEING DEFINED IN SAID DECLARATION OF CONDOMINIUM OF PROVIDENCE PARK, A CONDOMINIUM. SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF PROVIDENCE PARK, A CONDOMINIUM, BEING ATTACHED TO THE MAP AND SURVEY OF PROVIDENCE PARK, PHASE II, A CONDOMINIUM, AS RECORDED IN MAP BOOK 34, PAGE 75 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA.

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its successors and assigns, forever. THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE IS MADE SUBJECT TO:

1. Taxes for the year 2017, which became a lien as of October 1, 2016, but are not due and payable until October 1, 2017.
2. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
3. Restrictions, easements, setback lines and other matters as shown on recorded map and survey of Providence Park, Phase II, recorded in Map Book 34, Page 75 in the Office of the Judge of Probate for Shelby County, Alabama.
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on the title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama, 1975 or set forth in the Declaration of Condominium of Providence Park, a condominium dated July 12, 2004 and recorded in Instrument No. 20040802000426220, First Amendment recorded in Instrument No. 20050113000020340, Second Amendment recorded in Instrument No. 20050819000428280 and Third Amendment recorded in Instrument No. 20060302000097880 in the Office of the Judge of Probate for Shelby County, Alabama.
5. By-Laws of Providence Park, recorded in Instrument No. 20040802000426220.

Articles of Incorporation of Providence Park Owners Association, Inc., recorded in Instrument No. 200410/8837.

Easement to Alabama Power Company recorded in Deed Book 42, Page 667; Deed Book 129, Page 553 and in Instrument No. 20040102000000320.

8. Right-of-Way Easement to South Central Bell Telephone Company recorded in Deed Book 320, Page 915 and Book 117, Page 42.
9. Title to all minerals within and underlying the premises, together with all mineral rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to person or property as a result of the exercise of such rights as recorded in Deed Book 292, Page 895; Deed Book 296, Page 847 and Deed Book 305, Page 486.
10. Transmission line permit to Alabama Power Company as recorded in Book 130, Page 55.
11. Right of Way to Shelby County as recorded in Deed Book 177, Page 42.

And GRANTOR does for itself and for its successors and assigns, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is in quiet and peaceable possession thereof; that the real property is free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons. IN WITNESS WHEREOF, GRANTOR has caused this conveyance to be executed under seal on this 28th day of February, 2017.

RWS PROPERTIES, L.L.C., an Alabama Limited Liability Company

BY: Ronald W. Stokes
Ronald W. Stokes, Sole Member

STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that Ronald W. Stokes, whose name as Sole Member, on behalf of RWS Properties, L.L.C., 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 the foregoing instrument, he/she as such Sole Member and with full authority, executed the same voluntarily, for and as the act of RWS Properties, L.L.C., on the day the same bears date.

Given under my hand and official seal on this the 28th day of February, 2017.

Heather Kessler Smith
Notary Public
My Commission Expires: 5/2/2020

PROPERTY ADDRESS:

2100 Providence Park, Suite 200
Birmingham, Alabama 35242

GRANTEE'S ADDRESS:

2100 Providence Park Suite 250
Birmingham, Alabama 35242

GRANTOR'S ADDRESS:

2100 Providence Park Suite 200
Birmingham, Alabama 35242

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name RWS Properties, LLC
Mailing Address 2100 Providence Park
Suite 200
Birmingham, AL 35242

Grantee's Name Ellison Investments, LLC
Mailing Address 2100 Providence Park
Suite 250
Birmingham, AL 35242

Property Address 2100 Providence Park
Suite 200
Birmingham, AL 35242

Date of Sale February 28, 2017
Total Purchase Price \$215,000.00

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 February 28, 2017

Print Ronald W. Stokes

☐ Unattested

Sign

Ronald W. Stokes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2017 03:16:22 PM
\$86.00 CHARITY
20170301000071370

James W. Fuhrmeister