

SEND TAX NOTICE TO:

Betty Rushton

1112 Danberry Lane

Hoover, AL 35242

THE COTTAGES OF DANBERRY

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 20th day of March, 2017 by **Daniel Senior Living of Inverness II, LLC**, an Alabama limited liability company ("Grantor"), in favor of **Betty Rushton** ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Ninety Nine Thousand and NO/100 Dollars (\$399,000.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 4, according to the Final Plat of The Cottages of Danberry, as recorded in Map Book 40, Page 122 A & B, in the Office of the Probate Judge of Shelby County, Alabama.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and all subsequent tax years thereafter.
2. All mineral and mining rights not owned by Grantor.
3. All applicable zoning ordinances.
4. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cottages of Danberry Declaration of Covenants, Conditions and Restrictions dated February 6, 2009 and recorded as Instrument No. 20090206000039480 and corrected in Instrument No. 20090417000141180 and First Amended in Instrument No. 20140225000052020 in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"), including, without limitation, the provisions of the Declaration which establish an Age Restriction Policy requiring at least one (1) person that is fifty-five (55) years of age or older reside on the Property.
5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and all other matters of record.

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.

Shelby County, AL 04/06/2017
State of Alabama
Deed Tax: \$399.00


20170406000117070 1/3 \$420.00
Shelby Cnty Judge of Probate, AL
04/06/2017 12:53:17 PM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee, her heirs, executors, administrators, personal representatives and assigns forever subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the undersigned DANIEL SENIOR LIVING OF INVERNESS II, LLC has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL SENIOR LIVING OF INVERNESS II, LLC,
an Alabama limited liability company

By: Daniel Communities Management Corp., an Alabama corporation, Its Manager

By: _____

Scott Jenkins

Its: Vice President Controller & Secretary

STATE OF ALABAMA)

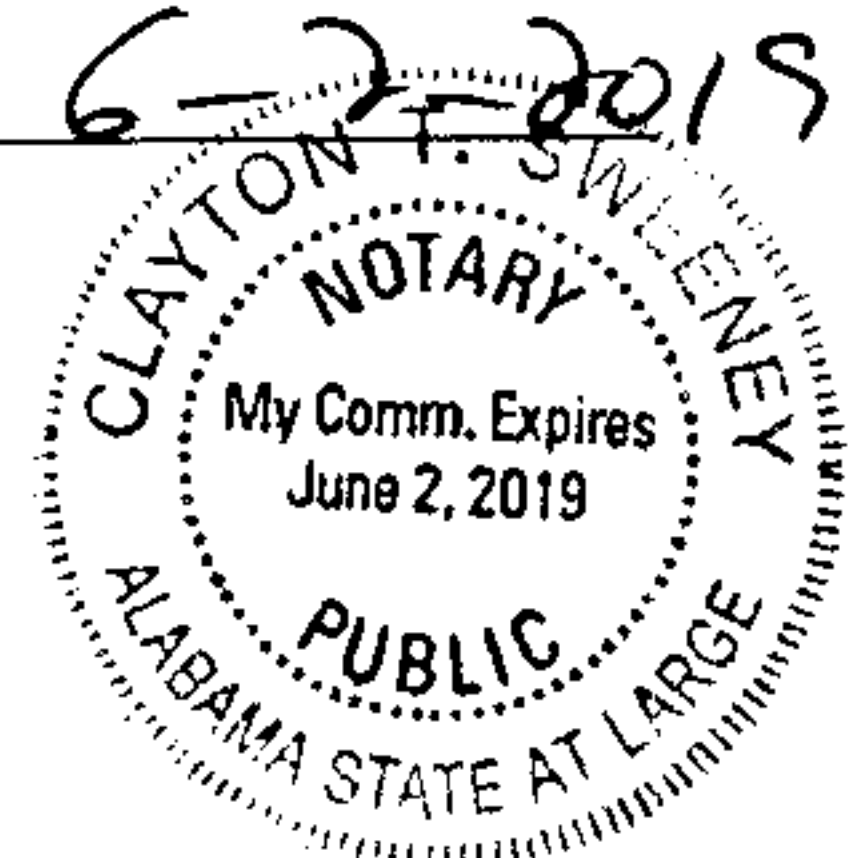
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Jenkins whose name as Vice President Controller and Secretary of Daniel Communities Management Corp., an Alabama corporation, as the Manager of DANIEL SENIOR LIVING OF INVERNESS II, 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 for and as the act of such corporation in its capacity as Manager for the aforesaid limited liability company.

Given under my hand and official seal, this the 20th day of March, 2017.

Notary Public

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East Suite 160
Birmingham, AL 35223


20170406000117070 2/3 \$420.00
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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 Daniel Senior Living of Inverness II, LLC
Mailing Address 3660 Grandview Parkway Suite 100
Birmingham, AL 35242

Grantee's Name Betty Rushton
Mailing Address 1112 Danberry Lane
Hoover, AL 35242

Property Address 1112 Danberry Lane
Hoover, AL 35242

Date of Sale March 20, 2017

Total Purchase Price \$ 399,000.00

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
☐ Deed

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).



20170406000117070 3/3 \$420.00
Shelby Cnty Judge of Probate, AL
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Date

Daniel Senior Living of Inverness II, LLC,
an Alabama limited liability company

By: Daniel Communities Management Corp., an Alabama
corporation, its Manager

Print By: Scott Jenkins, Its Vice-President Controller & Secretary

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one