

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
JP Property Management, LLC
22 Inverness Center Parkway
Suite 555
Birmingham, AL 35242

STATE OF ALABAMA

20170413000126480

04/13/2017 03:22:15 PM

COUNTY OF SHELBY

DEEDS 1/3

Know All Men by These Presents: That in consideration of **Three Hundred Thirty Thousand and no/100 Dollars (\$330,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **LOTT PROPERTY MANAGEMENT, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **JP PROPERTY MANAGEMENT, LLC**, (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$267,048.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization/Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Robert R. Lott**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 30th day of March, 2017.

LOTT PROPERTY MANAGEMENT, LLC


BY: Robert R. Lott, ITS: Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Robert R. Lott**, whose name as **Member** of **LOTT PROPERTY MANAGEMENT, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of March, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

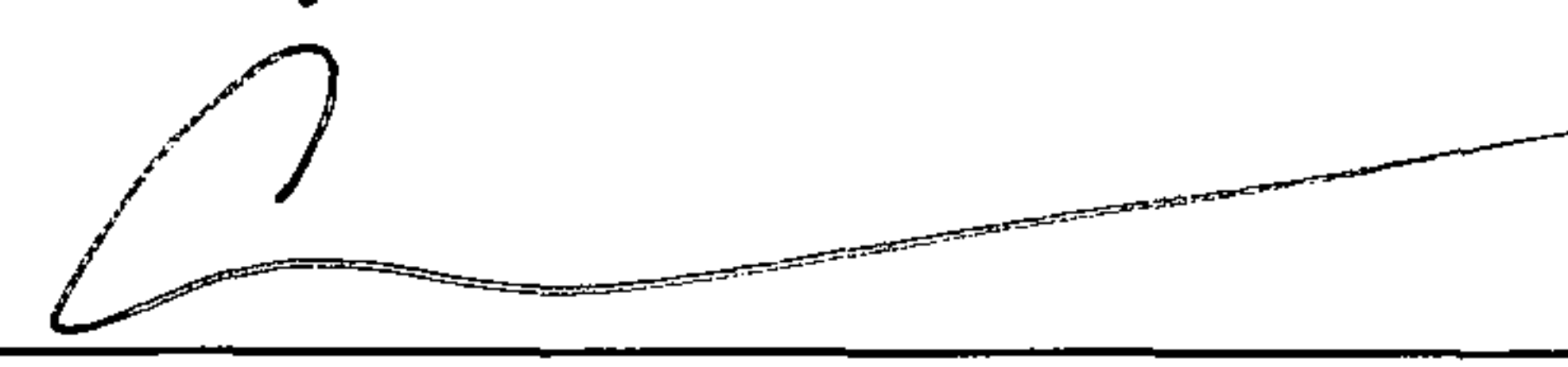

Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

20170413000126480 04/13/2017 03:22:15 PM DEEDS 2/3

Unit 200, Bullding 2000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama, (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 118; Map Book 41, Page 73 and Map Book 41, Page 79 and Map Book 42, Page 31, In said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

PARCEL NUMBER: 10-4-20-0-991-001.007

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Lott Property Managment

1036 Southlake Cove
Hoover, AL 35244

Grantee's Name
Mailing Address

JP Property Management

22 Inverness Center Pkwy
Birmingham, AL 35242

Property Address

2000 Southlake Park #200
Hoover, AL 35244

Date of Sale

03/30/2017

Total Purchase Price \$

330,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

20170413000126480 04/13/2017 03:22:15 PM DEEDS 3/3

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

Print

B. CHRISTOPHER BATTLES

Unattested

(verified by)

Sign

(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
04/13/2017 03:22:15 PM
\$84.00 CHERRY
20170413000126480

[Handwritten Signature]