

20170417000128500
04/17/2017 08:34:48 AM
DEEDS 1/4

WARRANTY DEED

State of Alabama

Send Tax Notice to: LHF 4 ASSETS, LLC
8300 N. Mopac Expressway, Suite 200,
Austin TX, 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED SIXTY NINE THOUSAND and No/00 Dollars (\$169,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we **Lake Martin Investment Group, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **LHF 4 ASSETS, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 158, according to the Survey of Waterstone Phase 3-1st Addition as recorded in Map Book 46, Page 90 in the Probate Office of Shelby County, Alabama.

Parcel Number: 28-3-06-0-011-043.000

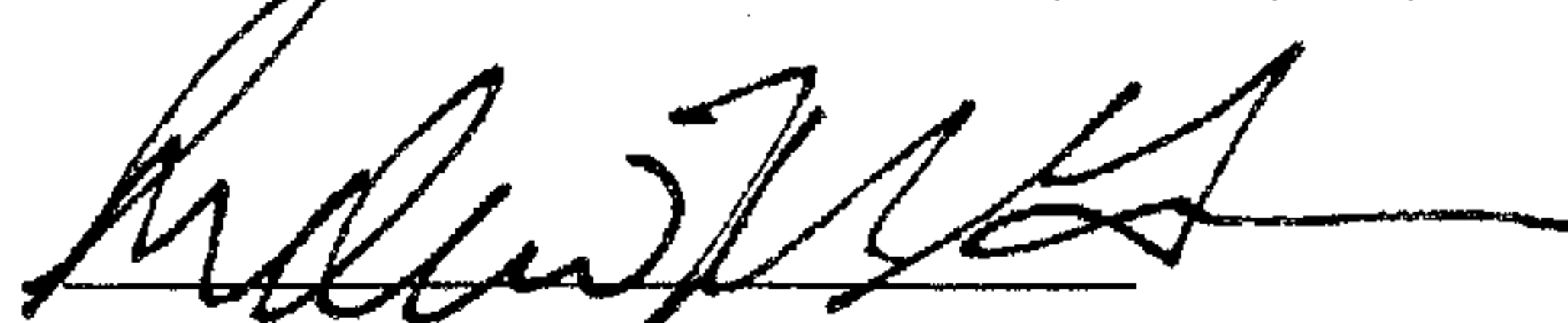
Property Address: 317 Waterstone Way, Calera, Alabama 35040

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 12th day of

April, 2017.

Lake Martin Investment Group, LLC
an Alabama limited liability company



BY: Andrew McGreer

ITs: Member and Authorized Signatory

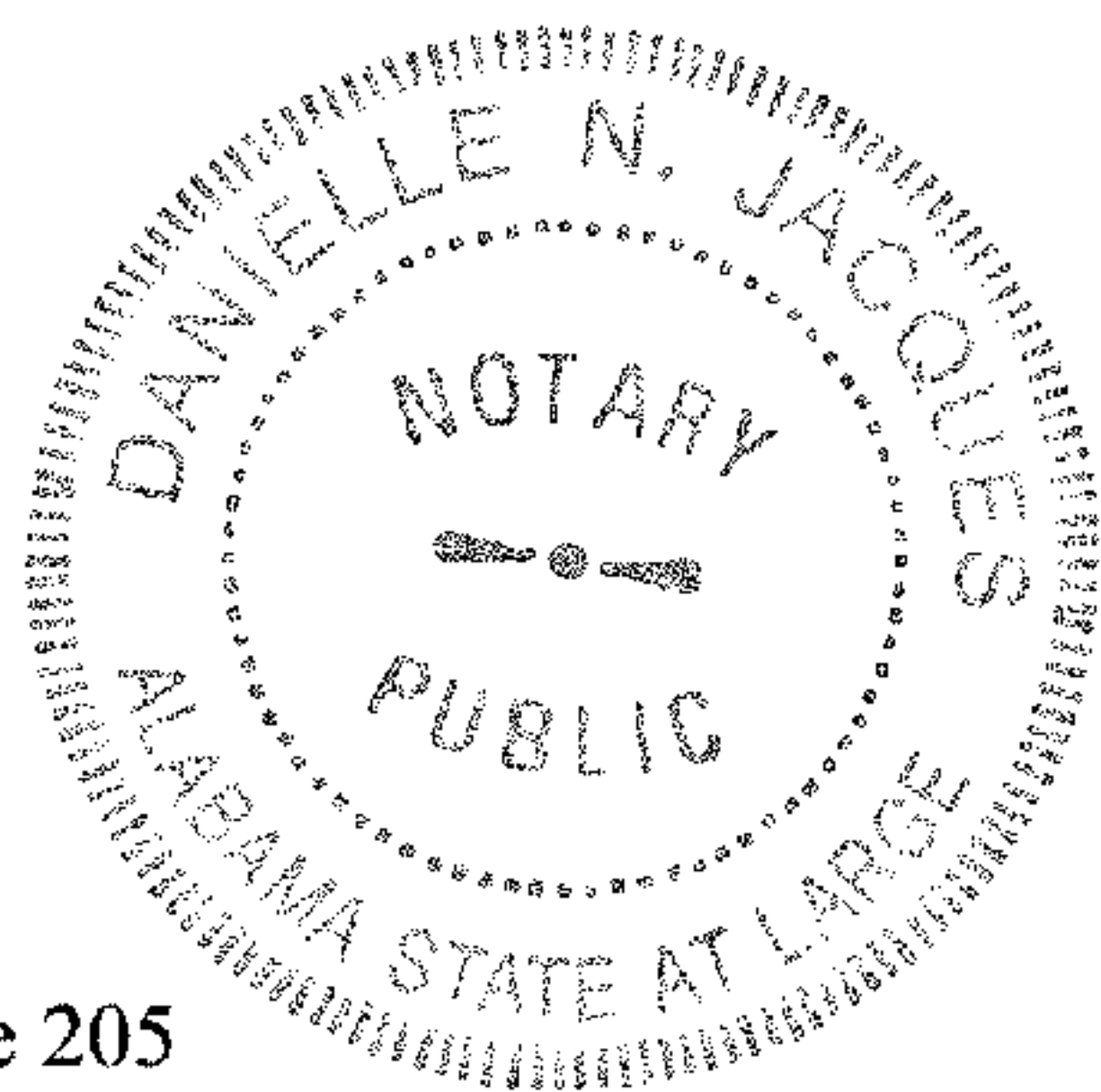
STATE OF ALABAMA

COUNTY Tallapoosa

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify **Andrew McGreer, Member and Authorized Signatory for Lake Martin Investment Group, LLC, an Alabama limited liability company** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2017.



Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Danielle Jacques

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-15-19

File No: 16044491-Z1

EXHIBIT "A"

Lot 158, according to the Survey of Waterstone Phase 3-1st Addition as recorded in Map Book 46, page 90 in the Probate office of Shelby County, Alabama.

More commonly known as: 317 Waterstone Way, Calera, AL. 35040

Deed type: Warranty Deed between Eric McKinley and Andrew McGreer, each a married man who owns subject property separate from spouses' homesteads or residences and Lake Martin Investment Group, LLC., dated 2/12/2015, recorded 2/17/2015 in Instrument No. 2015021700049690.

Consideration: \$10.00

Deed type: General Warranty Deed between Waterstone Development, LLC., and Eric McKinley and Andrew McGreer dated 9/25/2014, recorded 10/8/2014 in Instrument No. 2014008000316390.

Consideration: \$360,000.00

Deed type: Special Warranty Deed between McKenzie Manor LLC., and Waterstone Development LLC., dated 12/30/2008, recorded 1/2/2009 in Instrument No. 20090102000000900.

Consideration: \$10.00

20170417000128500 04/17/2017 08:34:48 AM DEEDS 4/4
Real Estate Sales Validation Form

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

Grantor's Name LAKE MARTIN INVESTMENT GROUP, LLC Grantee's Name LHF 4 ASSETS, LLC
Mailing Address 426 OAK RIDGE ROAD Mailing Address 5001 PLAZA ON THE LAKE, STE 200
DADEVILLE, AL 36853 AUSTIN, TX 78746

Property Address 317 WATERSTONE WAY
CALEDA, AL 35040

Date of Sale 4/12/2017
Total Purchase Price \$ 169,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/17/2017 08:34:48 AM
\$193.00 CHERRY
20170417000128500

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 4/14/2017

Print TRAVIS A. DANLEY

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one