

This Instrument Prepared By:  
Jack P. Russell, Esq.  
Hand Arendall LLC  
1801 5th Ave. N., Ste. 400  
Birmingham, AL 35203  
205-324-4400



20170502000151380 1/5 \$929.50  
Shelby Cnty Judge of Probate, AL  
05/02/2017 01:57:12 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **LAKE MARTIN INVESTMENT GROUP, LLC**, an Alabama limited liability company ("Grantor"), for and in consideration of Nine Hundred Two Thousand, Five Hundred and NO/100 Dollars (\$902,500.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama 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 situated in Shelby County, Alabama (the "Property"), to-wit:

**PARCEL I:**

Lots 157, 168 and 169, according to the Survey of Waterstone Phase 3, as recorded in Map Book 44, page 118, in the Probate Office of Shelby County, Alabama.

**PARCEL II:**

Lots 161, 162 and 163 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 III:**

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 87°55'13" East a distance of 853.88 feet to the Point of Beginning; thence South 87°55'13" East a distance of 679.33 feet; thence South 02°04'40" West a distance of 127.50 feet; thence South 14°53'08" West a distance of 51.28 feet; thence South 02°04'40" West a distance of 390.43 feet; thence South 87°47'27" East a distance of 83.38 feet; thence South 02°12'33" West a distance of 50.00 feet; thence South 02°12'33" West a distance of 122.65 feet; thence South 87°47'27" East a distance of 60.00 feet; thence South 02°12'33" West a distance of 143.10 feet; thence South 54°32'37" West a distance of 237.27 feet; thence North 72°33'10" West a distance of 157.35 feet; thence North 37°10'16" East a distance of 142.98 feet; thence with a curve turning to the right with an arc length of 31.35 feet, with a radius of 50.00 feet, with a chord bearing of North 34°51'55" West, with a chord length of 30.84 feet; thence North 16°54'06" West a distance of 47.65 feet; thence South 73°05'54" West a distance of 190.34 feet; thence South 01°47'22" East, a chord distance of 90.45 feet; thence South 88°12'38" West a distance of 115.00 feet; thence with a curve turning to the left with an arc length of 33.38 feet, with a radius of 25.18 feet, with a chord bearing of South 44°29'07" East, with a chord length of 30.99 feet; thence with a reverse curve turning to the right with an arc length of 242.51 feet, with a radius of 66.00 feet, with a chord bearing of South 22°52'34" West, with a chord length of 127.20 feet; thence South 38°22'23" West a distance of 23.96 feet; thence South 88°12'38" West a distance of 117.39 feet; thence North 01°47'38" West a distance of 1130.10 feet to the Point of Beginning.

Shelby County, AL 05/02/2017  
State of Alabama  
Deed Tax: \$902.50

PARCEL IV:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 87°55'13" East a distance of 2464.65 feet to the Point of Beginning; thence South 87°55'13" East a distance of 251.56 feet; thence South 02°17'23" East a distance of 685.99 feet; thence South 87°41'45" West a distance of 179.70 feet; thence South 02°17'20" East a distance of 17.85 feet; thence South 87°42'40" West a distance of 237.00 feet; thence North 45°24'25" East a distance of 21.67 feet; thence North 27°05'56" East a distance of 104.74 feet; thence North 08°47'26" East a distance of 52.37 feet; thence North 05°26'03" East a distance of 38.05 feet; thence North 02°04'40" East a distance of 103.44 feet; thence North 02°04'40" East a distance of 251.52 feet; thence North 26°08'28" East a distance of 52.23 feet; thence North 11°27'20" East a distance of 132.03 feet to the Point of Beginning.

Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor covenants to and with Grantee that, except as to the matters, exceptions and reservations above referred to, Grantor is lawfully seized of the Property, the same is free from other encumbrances, and that Grantor will, and Grantor's successors and assigns shall, forever warrant and defend the title to the Property, as herein conveyed, unto Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 27<sup>th</sup> day of April, 2017.

**Lake Martin Investment Group, LLC**, an Alabama limited liability company

By:

Andrew McGreer  
As Its Member

By:

Eric McKinely  
As Its Member

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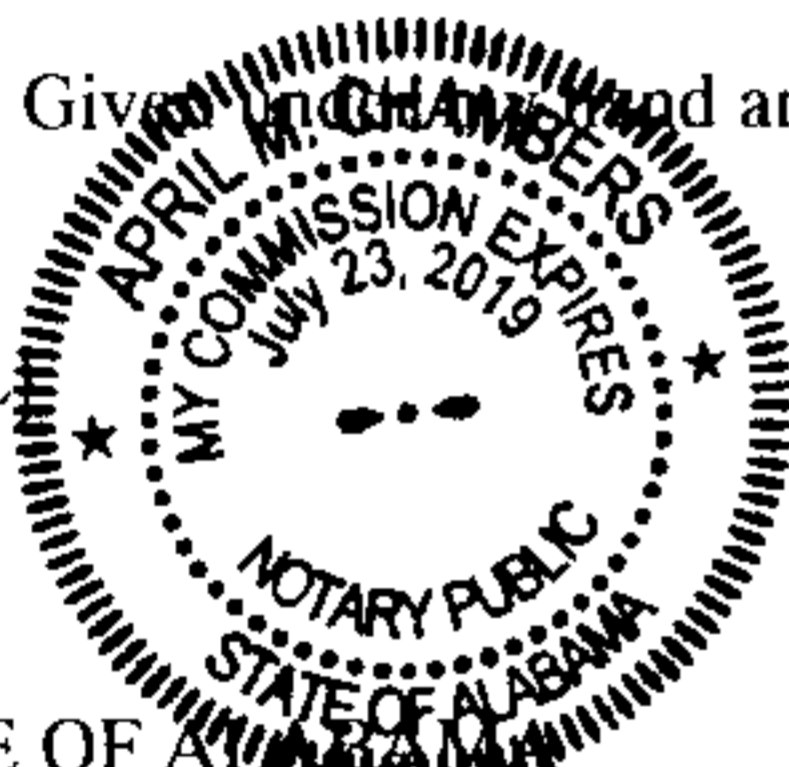
STATE OF ALABAMA

COUNTY OF Tallapoosa

I, the undersigned notary public in and for said state and county, hereby certify that, Andrew McGreer, whose name as the Member of Lake Martin Investment Group, 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 this instrument, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27<sup>th</sup> day of April, 2017.

{SEAL}



April M. Chambers  
NOTARY PUBLIC  
My Commission Expires: 7/23/19

STATE OF ALABAMA  
COUNTY OF Tallapoosa

I, the undersigned notary public in and for said state and county, hereby certify that, Eric McKinely, whose name as the Member of Lake Martin Investment Group, 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 this instrument, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27<sup>th</sup> day of April, 2017.

{SEAL}



April M. Chambers  
NOTARY PUBLIC  
My Commission Expires: 7/23/19

ADDRESS OF GRANTOR:

Lake Martin Investment Group, LLC  
1888 Point Windy Drive  
Jacksons Gap, AL 36861

ADDRESS OF GRANTEE:


D.R. Horton, Inc. – Birmingham  
2188 Parkway Lake Drive  
Hoover, AL 35244



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Exhibit A to Warranty Deed  
The Permitted Exceptions

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown on plat recorded in Map Book 44, page 118 (Parcel I only) and Map Book 46, page 90 (Parcel II only), in the Probate Office of Shelby County, Alabama.
3. Easement granted to Alabama Power Company as recorded in Instrument 20100902000284230 (Parcels III and IV); Instrument 20101012000339550 (Parcels III and IV); Instrument 20110707000197060 (Parcels III and IV) and Instrument 20151006000350280, in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants, Conditions and Restrictions for Waterstone as recorded in Instrument 20110405000104630; First Amendment recorded in 20120113000016890; and Second Amendment recorded in Instrument 20170303000074430, in the Probate Office of Shelby County, Alabama.

  
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