



20170502000151400 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
05/02/2017 01:57:14 PM FILED/CERT

### REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

<b>Grantor's Name:</b>	<b>Lake Martin Investment Group, LLC</b>	<b>Grantee's Name</b>	<b>Waterstone Residential Association, Inc.</b>
<b>Mailing Address</b>	<b>1888 Point Windy Drive Jacksons Gap, AL 36861</b>	<b>Mailing Address:</b>	<b>1888 Point Windy Dr. Jacksons Gap, AL 36861</b>
<b>Property Address:</b>	<b>Conveyance of common areas of Waterstone, PH 3, as rec'd in MB 44, PG 118; &amp; PH 3, 1<sup>st</sup> Add; as rec'd in MB 46, PG 90.</b>	<b>Date of Sale:</b>	<b>April 27, 2017</b>
		<b>Purchase Price:</b>	<b>\$1,000.00 (To Clear Title)</b>

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

STATE OF ALABAMA  
COUNTY OF SHELBY

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS **LAKE MARTIN INVESTMENT GROUP, LLC**, an Alabama limited liability company ("Grantor"), for and in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **WATERSTONE RESIDENTIAL ASSOCIATION, INC.**, an Alabama non-profit 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 situate in Shelby County, Alabama (the "Property"), to-wit:

All common areas shown and depicted on the Map and Survey of Waterstone Subdivision, Phase 3, as recorded in Map Book 44, Page 118, in the Probate Office of Shelby County, Alabama.

and

All common areas shown and depicted on the Map and Survey of Waterstone Subdivision, Phase 3 First Addition, as recorded in Map Book 46, Page 90, in the Probate Office of Shelby County, Alabama.

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** unto Grantee, its successors and assigns, forever.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Statutory 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

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.



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

*{Signatures Continue on Following Page}*



By:

  
Eric McKinely  
As Its Member

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



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Exhibit A to Statutory 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. Driveway Agreement as set out in deed Instrument 20060717000343320 in the Probate Office of Shelby County, Alabama.
4. 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.
5. 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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