


20170516000168370 1/4 \$456.00
Shelby Cnty Judge of Probate, AL
05/16/2017 08:18:23 AM FILED/CERT

SEND TAX NOTICE TO:
**Billy W. Roberts and
Gloria C. Roberts**
1099 Danberry Lane
Birmingham, AL 35242

THE COTTAGES OF DANBERRY

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 5th day of May, 2017 by **Daniel Senior Living of Inverness II, LLC**, an Alabama limited liability company ("Grantor"), in favor of **BILLY W. ROBERTS AND GLORIA C. ROBERTS** ("Grantees"), as joint tenants with rights of survivorship.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Thirty Two Thousand and NO/100 Dollars (\$432,000.00), in hand paid by Grantees 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 47C, according to the Final Plat of the Subdivision of The Cottages of Danberry, Resurvey of Lots 47 & 48, as recorded in Map Book 42, Page 44, in the Probate Office of Shelby County, Alabama; being situated in 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 First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20080501000179650 and as amended by the Compliance Certificate, dated December 4, 2008, recorded as Instrument No. 20090417000141170 in the Probate Office. Agreement and Declaration of Restrictive Covenants as set out in instrument recorded in Instrument No. 20080501000179670 with First Amendment recorded as Instrument No. 20081006000394050 and Second Amendment recorded in Instrument No. 20090511000177260 (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.

Shelby County, AL 05/16/2017
State of Alabama
Deed Tax: \$432.00

Grantees, by acceptance of this deed, acknowledge, covenant and agree for themselves and their heirs, executors, administrators, personal representatives and assigns, that Grantees have assumed full responsibility for the investigation and determination of the suitability of the Property, including the construction of the Dwelling thereon, and the suitability of the surface and subsurface conditions of the Property. The Property is sold subject to (and Grantees do hereby irrevocably and unconditionally waive, release and forever discharge Grantor and their respective agents, employees, officers, directors, shareholders, members, affiliates, subsidiaries and mortgagees and their respective successors and assigns, of and from any and all actions, causes of actions, claims, potential claims, demands, agreements, suits, obligations, damages, costs, expenses, losses and liabilities of every kind and nature known or unknown arising out of or as a result of), any past, present or future soil, surface and subsurface conditions (including, without limitation, hazardous or toxic waste, substances or materials) including but not limited to, asbestos, radon gas, formaldehyde and polychlorinated biphenyls), sinkholes, underground mines, tunnels, water channels and limestone formations), under or upon the Property or any other real property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor or any affiliates or subsidiaries of Grantor.

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.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, 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 Management Corporation, an Alabama Corporation
Its: Manager

By: _____

Scott Jenkins

Its: Vice-President Controller & Secretary

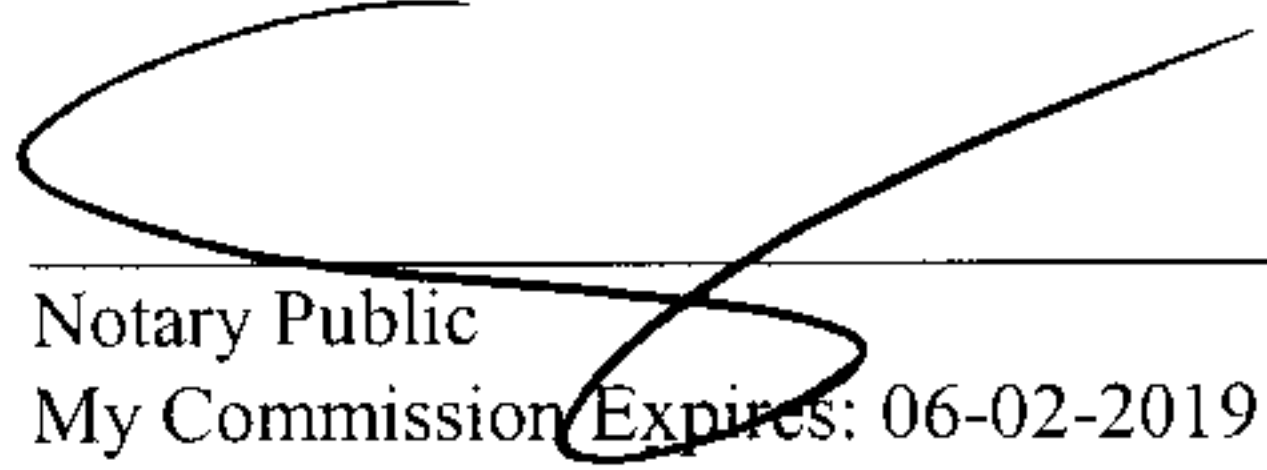

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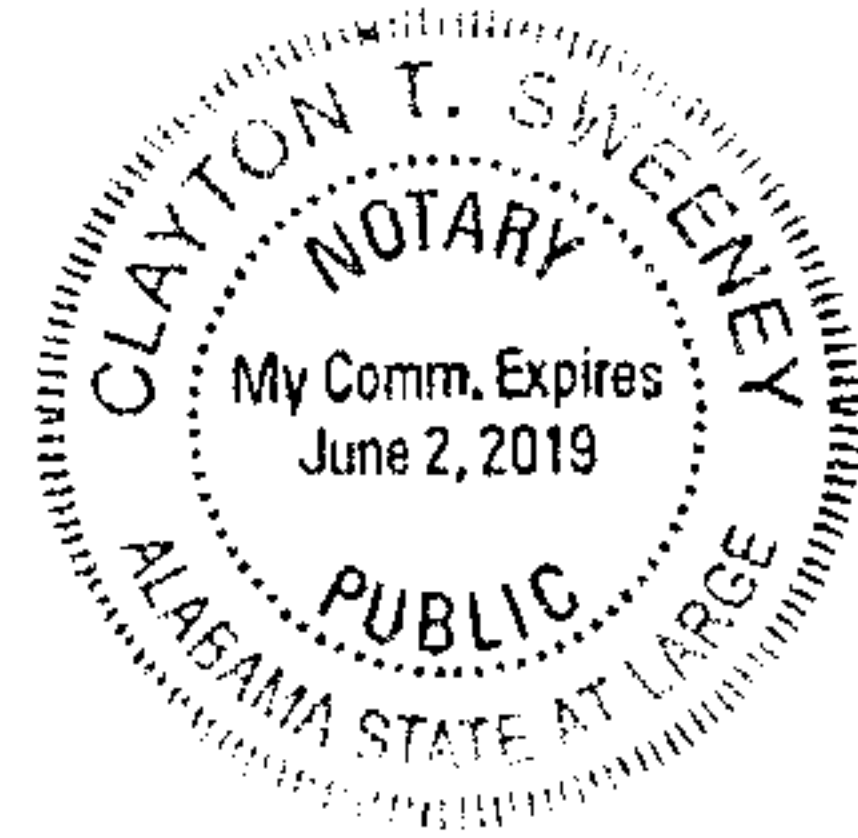
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Scott Jenkins, whose name as Vice-President Controller & Secretary of Daniel Management Corporation, 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 5th day of May, 2017.


Notary Public
My Commission Expires: 06-02-2019



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

Clayton Sweeney, Attorney At Law
2700 Highway 280 East Suite 160
Birmingham, AL 35223

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 Billy W. Roberts and
Gloria C. Roberts
Mailing Address 1099 Danberry Lane
Hoover, AL 35226

Property Address 1099 Danberry Lane
Hoover, AL 35226

Date of Sale May 5, 2017

Total Purchase Price \$ 432,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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).

Daniel Ross Bridge, LLC,
an Alabama limited liability company
By: Daniel Management Corporation
an Alabama corporation, its Manager

Date _____

Print By: Scott Jenkins, Its Vice-President _____

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one