



20170626000226280 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
06/26/2017 10:36:12 AM FILED/CERT

Recording requested & Prepared by:
Kyler Kohler, Ostermiller & Sorensen, LLP
Misty Pasco, Paralegal
602-761-9798

When recorded mail to:
Kyler Kohler, Ostermiller & Sorensen, LLP
3033 North Central Ave., # 415
Phoenix, AZ 85012

Mail Tax Notices to:
Alekseevka, LLC
304 South Jones Blvd, #1866
Las Vegas, NV 89107

WARRANTY DEED

THIS INDENTURE, Made the 15 day of June, 2017 between **Natalie Mand**, as party of the first part, hereinafter called Grantor, and **Alekseevka, LLC an Alabama limited liability company**, of the as party of the second part, hereinafter called Grantee. (The words "Grantor" and "Grantee shall include their respective heirs, successors and assigns where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

WITNESSETH: That Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell alien, convey and confirm unto the said Grantee, all that tract or parcel of land situated in **SHELBY County**, Alabama, described as follows:

Lot 146, according to the Survey of Waterford Village Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor(s).
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 33, Page 86.
7. Ordinance with the City of Calera as recorded in Instrument 2000-006.
8. Right of Way to Shelby County as recorded in Deed Book 240, Page 36.

9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument #1995-1640 and Real 345, Page 744.
10. Terms and conditions as recorded in Instrument 1995, Page 1640 Articles of Waterford Home Owners Association as recorded in Instrument 2001, Page 12817.
11. Articles of Organization of Waterford LLC as recorded in Instrument 1999, Page 49065.
12. Articles of Waterford Homeowners Association as recorded in Inst. 2001, Page 12817.
13. Declaration of Restrictions, Covenants and Easements as recorded in Instrument 2000, Page 40215 and amended in Instrument 2001, Page 12819.
14. Grant to the State of Alabama for railroad as recorded in Real 278, Page 5.
15. Release of damages as recorded in 1995-1640 and Real 345, Page 744.
16. An 8 foot easement on South and a 15 foot alley easement as shown on recorded map.
17. Easement and Right of Way with Alabama Power Company as recorded in Instrument 2004-35497.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property, unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.



Natalie Mand, Grantor

Unofficial Witness

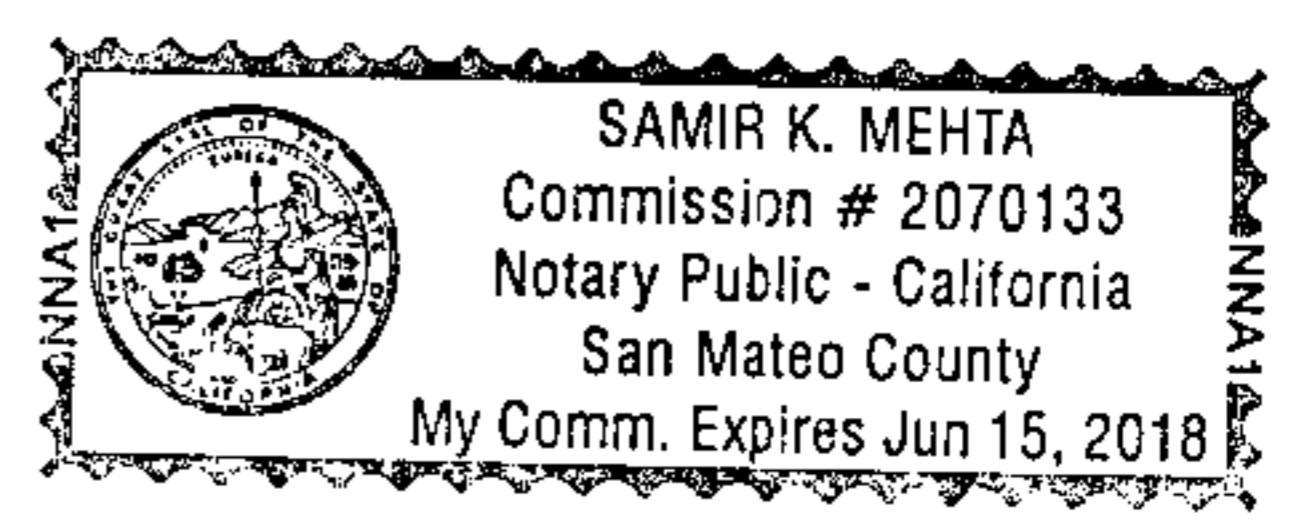
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 }
COUNTY OF SAN MATEO }
 }
 .SS

On 06/15/2017, before me, SAMIR K. MEHTA, **NOTARY PUBLIC**, personally appeared **Natalie Mand**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Samir K. Mehta
Notary Public Signature
Notary Public Seal



Real Estate Sales Validation Form

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

Grantor's Name Natalie Mand
Mailing Address 50 Woodside Plaza, Suite 403
Redwood City, CA 94062

Grantee's Name Alekseevka, LLC
Mailing Address 304 South Jones Blvd, #1866
Las Vegas, NV 89107

Property Address 142 Village Drive
Calera, AL 35040

Date of Sale
Total Purchase Price \$ 10.00



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or
Actual Value \$

or
Assessor's Market Value \$ 117,000.00

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 Warranty 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).

Date 6/15/2017

Print Natalie Mand

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1