

Send tax notice to:
KAM FAMILY PROPERTIES LLC
2000 PROVIDENCE PARK, SUITE 200
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017346T

WARRANTY DEED

20170705000237490
07/05/2017 12:53:45 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PAUL F. BERRY and ROBERTA L. BERRY, HUSBAND AND WIFE **whose mailing address** is: 3201 Mountain Ridge Cir. Birmingham AL 35242 (hereinafter referred to as "Grantors") by KAM FAMILY PROPERTIES LLC **whose mailing address** is: 1139 Greynoor Rd Birmingham, AL 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 200 and 250, Building 2000, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Inst. # 20040802000426220, First Amendment as recorded in Inst. # 2005113000020340; and By-Laws thereto as recorded in Inst. # 20040802000426220, and First Amendment as recorded in Inst. #20050113000020340, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, a Condominium, being attached to the Map and Survey of Providence Park, a Condominium, as recorded in Map Book 33, Page 119, in said Probate Office, being a portion of the following described property. Also amended in Map Book 36, Page 98, as recorded in the Office of the Judge of Probate in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easement(s) building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Volume 320, Page 915.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 129, Page 553, Deed Book 42, Page 667 and Inst. No. 20040102000000320.
5. Transmission line permit to Alabama Fuel and Iron Company and Alabama Power Company recorded in Deed Volume 130, Page 55.
6. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitation on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8 -1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act

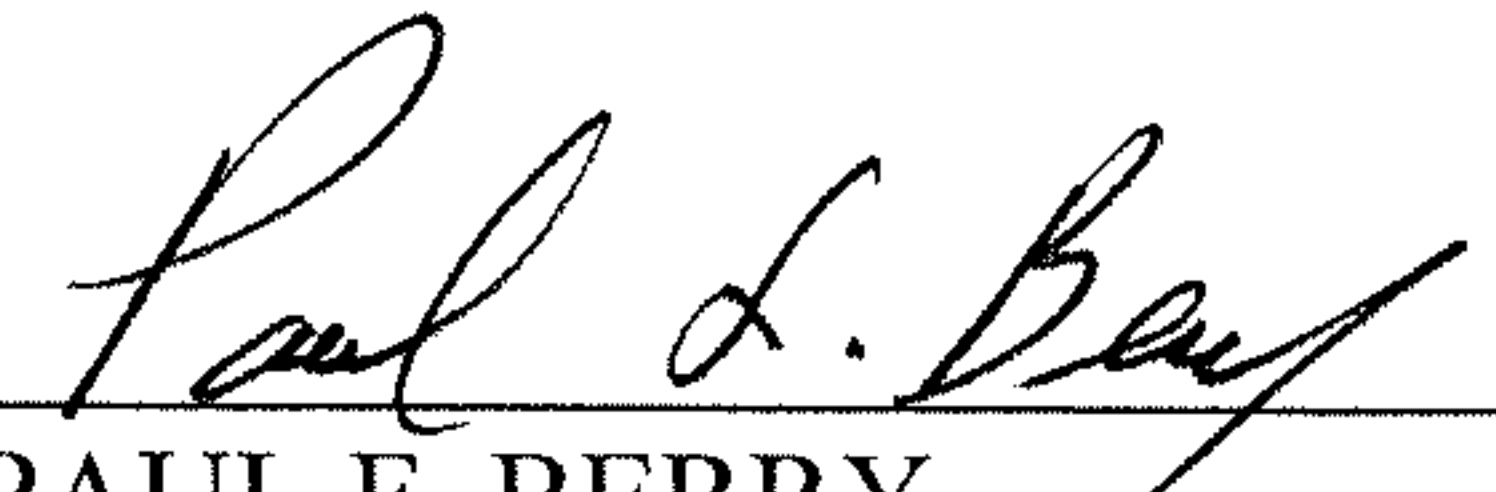
of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Providence Park, a condominium dated July 12, 2004, and recorded in (Inst. No. 20040802000426220, in the Probate Office of Shelby County, Alabama; in the By-Laws of Providence Park, recorded In Inst. No. 20040802000426220, in said Probate Office; in the Articles of Incorporation of Providence Park, recorded in Inst, No. 200410-8837, in said Probate Office; In any Instrument creating the estate or interest insured by this policy; and in an other allied instrument referred to in any of the instruments aforesaid; 2nd Amendment recorded in Inst. No. 2005081900042827 and 3rd Amendment recorded in Inst. No. 2006030200009788.

7. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of June, 2017.

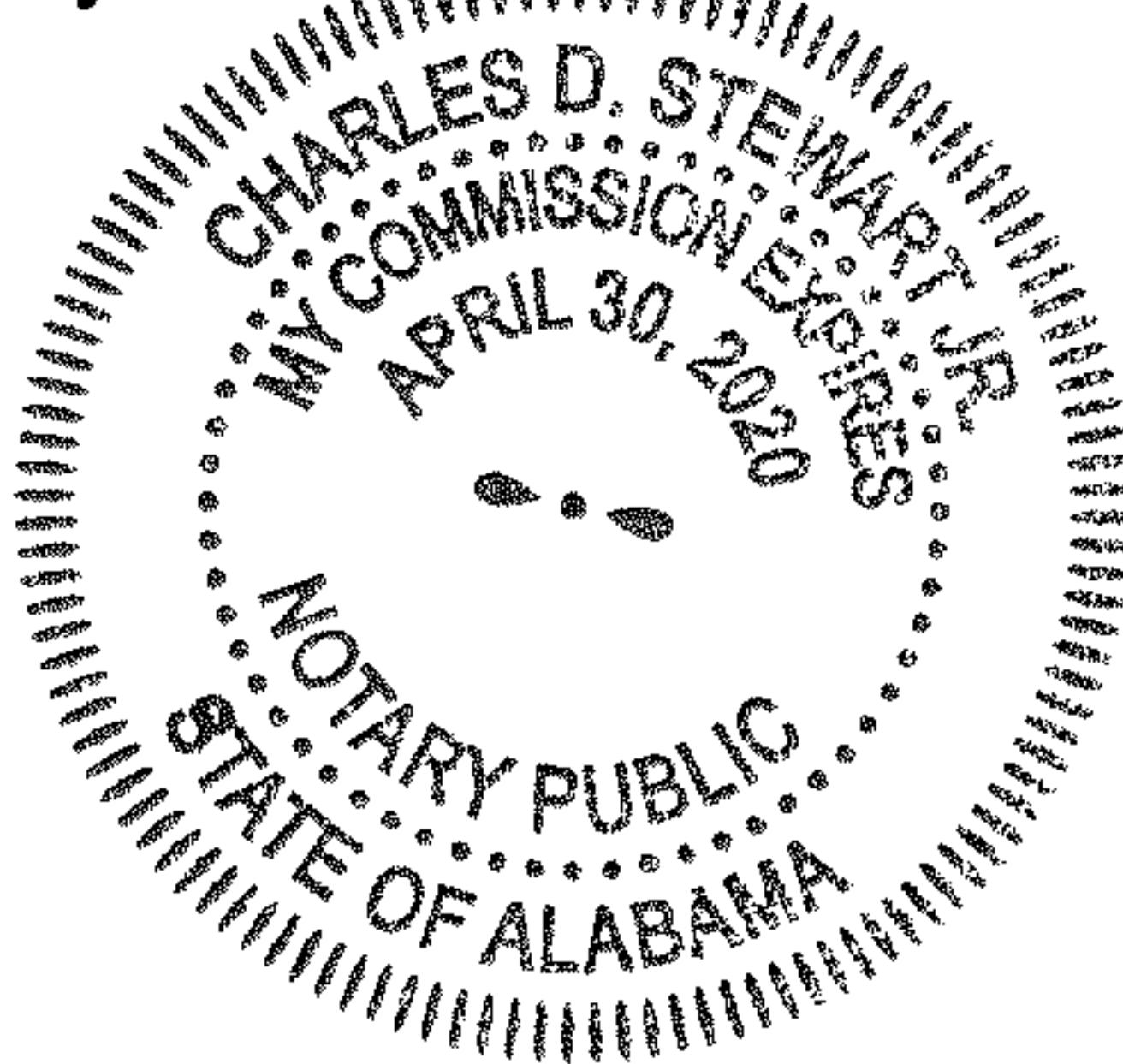

PAUL F. BERRY

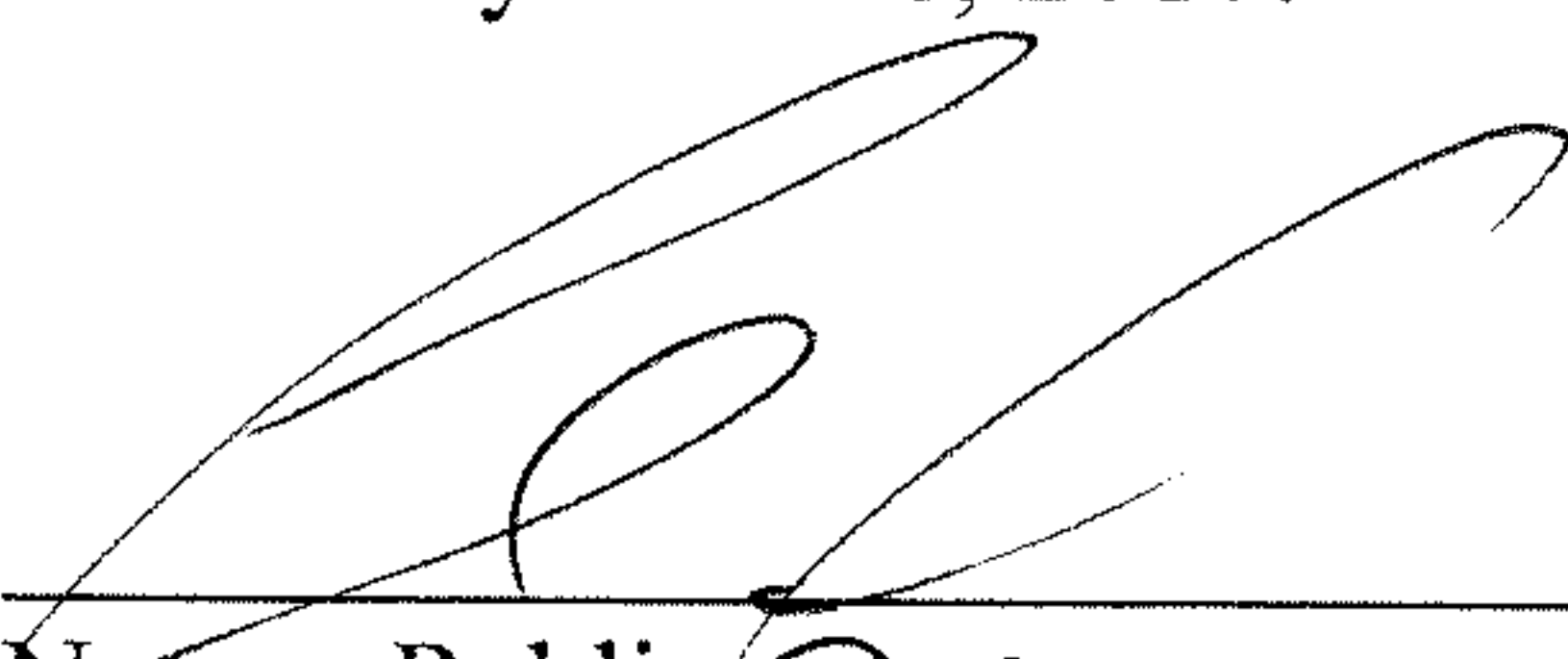

ROBERTA L. BERRY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAUL F. BERRY and ROBERTA L. BERRY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2017.




Notary Public
Print Name Charles D. Stewart Jr.
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 12:53:45 PM
\$443.00 CHERRY
20170705000237490

