


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Eddleman Residential, LLC
2700 Highway 280 East, Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170707000241300 1/4 \$174.00
Shelby Cnty Judge of Probate, AL
07/07/2017 08:04:50 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00)** to the undersigned grantor, **SMB LAND, LLC, an Alabama limited liability company**, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **SMB LAND, LLC, an Alabama limited liability company**, does by these presents, grant, bargain, sell and convey unto **Eddleman Residential, LLC, an Alabama limited liability company**, (hereinafter referred to as "Grantees"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lots 842, 843 and 847, according to the Survey of Chelsea Park, Eighth Sector, Phase One, as recorded in Map Book 39, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 8th Sector, as recorded in Instrument 20151230000442860 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2017 and all subsequent years thereafter.
- (2) Easement(s), building line(s) and restrictions of record or as shown on recorded map.
- (3) Notice of Final Assessment of Real Property by the Chelsea Park Improvement District Three, as recorded in Instrument No. 20050209000065540, in said Probate Office.
- (4) Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvement District Three Articles of Incorporation as recorded in Instrument No. 20041223000699640, in said Probate Office.
- (5) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in Instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association, Inc., as recorded in Instrument No. 200413 at page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park Eighth Sector, as recorded in Instrument No. 20151230000442860 and all covenants, conditions, restrictions and liens for assessments contained therein, all being recorded in the Probate Office of Shelby County, Alabama.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 07/07/2017
State of Alabama
Deed Tax: \$150.00

- (6) Certificate of Incorporation of The Chelsea Park Cooperative District as recorded in Instrument No, 20050714000353260.
- (7) Transmission line permit to Alabama Power Company as recorded in Deed Volume 112, Page 111, in said Probate Office.
- (8) Memorandum of Sewer Service Agreements regarding Chelsea Park with Double Oak Reclamation, LLC as recorded in Instrument 20121107000427750, in said Probate Office.
- (9) Easement granted to Alabama Power Company, recorded in Instrument 20071029000498200, in the Probate Office of Shelby County, Alabama.
- (10) Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company, as recorded in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvement unto the said Grantee, its successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 26 day of June, 2017.

GRANTOR:
SMB LAND, LLC
An Alabama limited liability company
By its sole member
Sky Holdings, Inc.
An Alabama corporation

By: [Signature]
Mitchell R. Martin
Its: President

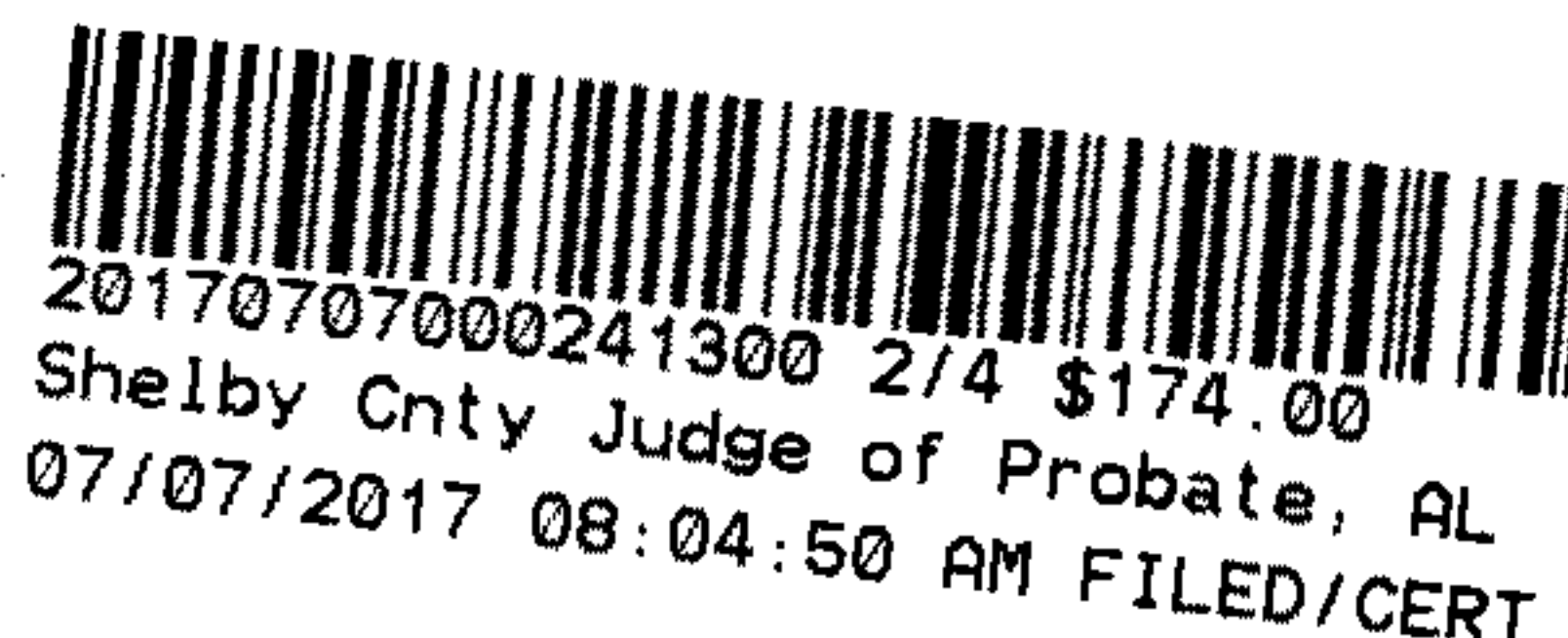
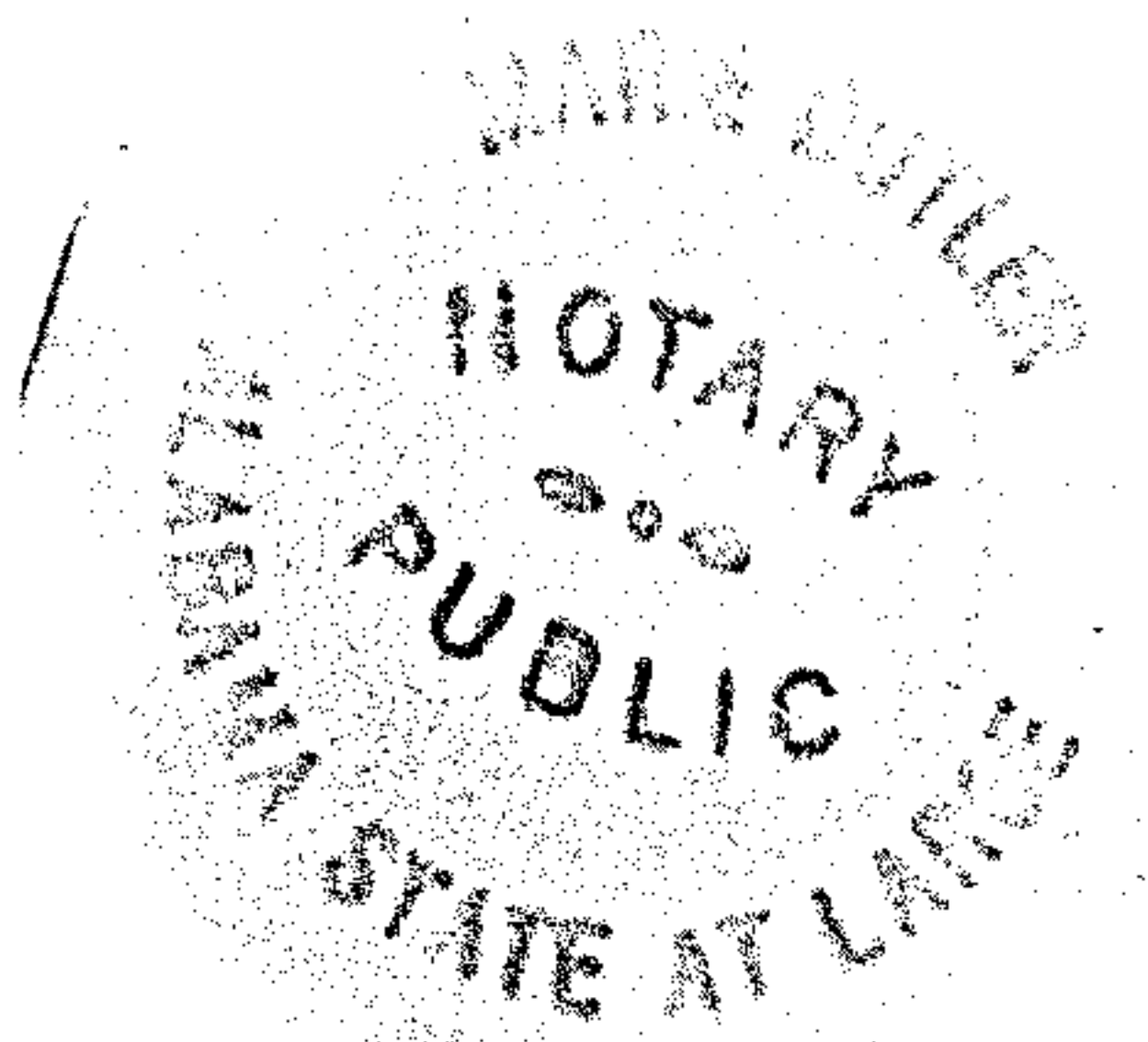
SMB LAND, LLC
3 Lots, Chelsea Park 8th Sector

STATE OF ALABAMA)
COUNTY OF LEE)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Mitchell R. Martin, whose name as President of Sky Holdings, Inc., an Alabama corporation, as the sole member of SMB LAND, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as sole member of said limited liability company.

Given under my hand and official seal of office this the 26 day of June, 2017.

[Signature]
NOTARY PUBLIC
My Commission expires: 8/19/2017



The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained herein above and Grantee, its successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

Eddleman Residential, LLC
An Alabama Limited Liability Company

By:


Douglas D. Eddleman, President and CEO

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as President and CEO of Eddleman Residential, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, 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 26th day of June, 2017.


NOTARY PUBLIC

My Commission expires:

6-2-2017




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Real Estate Sales Validation Form

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

Grantor's Name SMB Homes, LLC
Mailing Address 404 South 8th Street
Opelika, AL 36801-4946

Grantee's Name Eddleman Residential, LLC
Mailing Address 2700 Highway 280 East, Suite 425
Birmingham, AL 35223

Property Address 1203 1188 & 1198 Chelsea Park Trail
Chelsea, AL 35043

Date of Sale June 26, 2017

Total Purchase Price \$ 150,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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

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).

SMB Homes, LLC by its sole member
Sky Holdings, Inc.

Date _____

Print by: Mitchell R. Martin, President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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