

STATE OF ALABAMA)

GENERAL WARRANTY DEED

SHELBY COUNTY)

THIS IS A GENERAL WARRANTY DEED executed and delivered this ____ day of August, 2017, by **R. Richard Anderson and wife, Rebecca F. Anderson** (the "Grantors"), to **Windy City Properties, LLC** (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid by Grantee to Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama; to-wit:

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said parcel.

This conveyance is made subject to: (i) ad valorem taxes for the current year and subsequent years not yet due and payable; and (ii) those items listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And said Grantors do for themselves and their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

The following satisfies the requirements of the RT-1 form in accordance with Code of Alabama 1975, Section 40-22-1:

Grantors' Name and Mailing Address:	Grantee's Name and Mailing Address:
R. Richard Anderson and Rebecca F. Anderson 234 Shadow Bend Dr. Odenville, AL 35120	Windy City Properties, LLC 1900 Providence Park Hoover, AL 35242
Property Address:	1900 Providence Park, Suite 100 Hoover, AL 35242
Purchase Price:	\$207,100.00
Date of Sale:	August 23, 2017

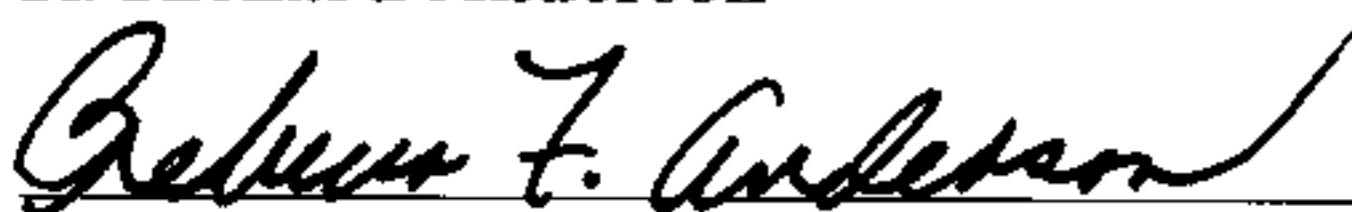
\$177,000.00 OF THE PURCHASE PRICE STATED HEREIN IS SECURED BY A MORTGAGE FILED SIMULTANEOUSLY HERewith

Shelby County, AL 09/08/2017
State of Alabama
Deed Tax: \$30.50

IN WITNESS WHEREOF, the Grantors have caused this General Warranty Deed to be executed on the day first above written.



R. Richard Anderson

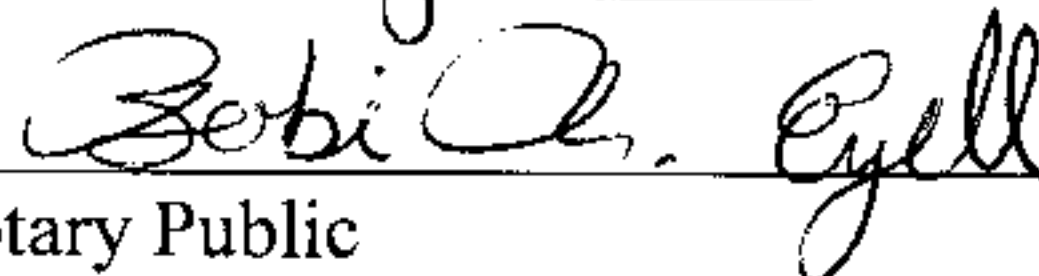


Rebecca F. Anderson

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **R. Richard Anderson and Rebecca F. Anderson**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they voluntarily executed the same on the day the same bears date.

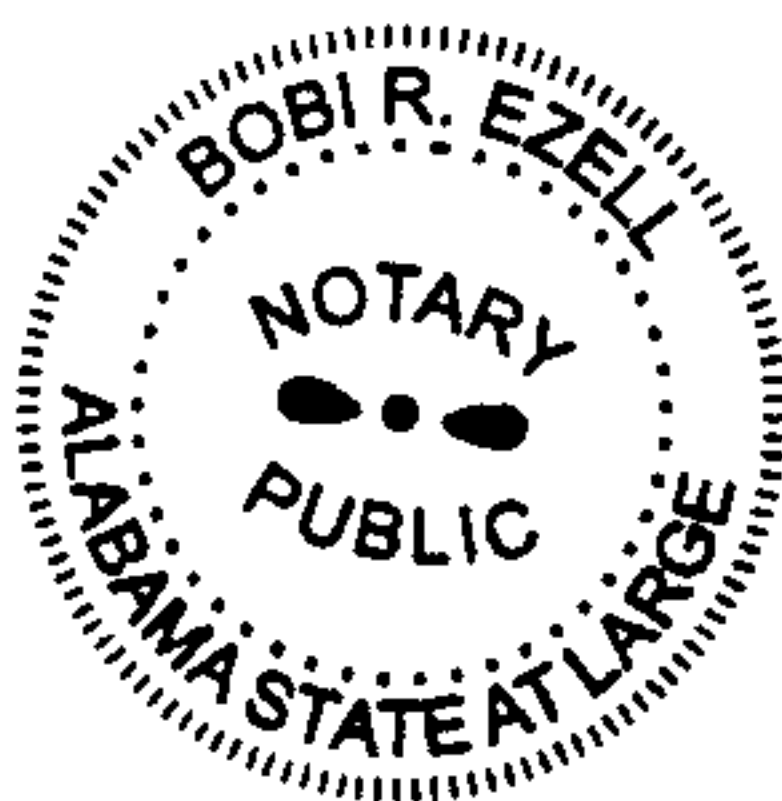
Given under my hand this 23 day of August, 2017.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JUNE 5, 2019



THIS INSTRUMENT PREPARED BY:

Tom A. Ansley, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Windy City Properties, LLC
1900 Providence Park, Suite 100
Hoover, AL 35242

20170908000328160 2/4 \$54.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A


Unit 100, Building 1900, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument #20040802000426220, and amended in Instrument #2005011300020340; 2nd Amendment in Instrument #20050819000428280; 3rd Amendment in Instrument #20060302000097880, and corrected in Instrument #20060803000376750; and By-Laws thereto as recorded in Instrument #20040802000426220, 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, Phase II, a Condominium, being attached to the Map and Survey of Providence Park, Phase II, a Condominium, as recorded in Map Book 34, Page 75, in said Probate Office, also to Declaration of Condominium, Third Amendment recorded in Instrument #20060302000097880, and amended and corrected in Instrument #20060803000376750.



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EXHIBIT B

1. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Volume 320, Page 915.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 42, Page 667 and Deed Book 129, Page 553.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 292, Page 895; Deed Book 296, Page 847 and Deed Book 305, Page 486.
4. Transmission line permit to Alabama Fuel and Iron Company and Alabama Power Company recorded in Deed Volume 130, Page 55.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #20040102000000320.
6. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations 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 Instrument #20040802000426220, and amended in Instrument #20050113000020340; 2nd Amendment in Instrument #20050819000428280; 3rd Amendment in Instrument #20060302000097880, and corrected in Instrument #20060803000376750, in the Probate Office of Shelby County, Alabama; in the By-Laws of Providence Park, recorded in Instrument #20040802000426220, in said Probate Office; in the Articles of Incorporation of Providence Park, recorded in Instrument Number 200410/8837, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, also to Declaration of Condominium.
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. Notes as shown on map recorded in Map Book 34, Page 75.


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