

**THIS IS A PURCHASE MONEY MORTGAGE**

**WARRANTY DEED**

STATE OF ALABAMA

)

Shelby County, AL 10/06/2017  
State of Alabama  
Deed Tax: \$76.00

:

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Allen C. and Cathy D. Jacobs, husband and wife, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, we, the said Allen C. and Cathy D. Jacobs, do hereby grant, bargain, sell and convey unto APA Hotel, L.L.C., an Alabama limited liability company (hereinafter referred to as GRANTEE), the following described Real Estate, to wit:

Lot 2011, according to the Amended Map of Highland Lakes, 20th Sector, Phase II, an Eddleman Community, as recorded in Map Book 33, Page 104 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543, and further amended in Inst No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 20th Sector. Phase II, recorded as Instrument #20040728000419410, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

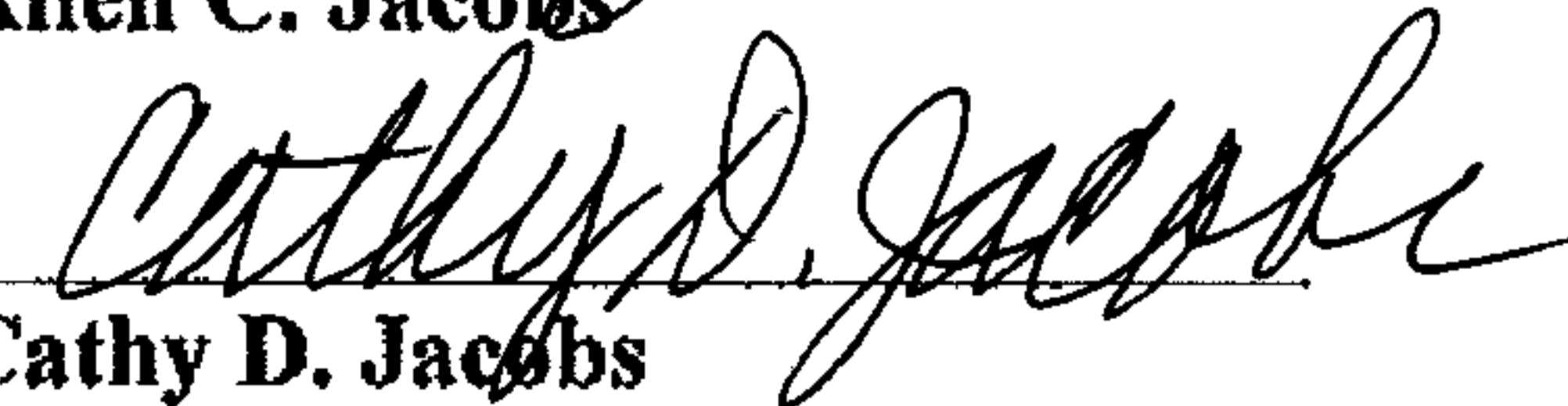
This conveyance and the warranties hereinafter contained are made subject to and encumbered by any and all restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.


TO HAVE AND TO HOLD, to APA Hotel, L.L.C., an Alabama limited liability company, its successors and assigns, in fee simple, forever. And we do for ourselves and our heirs, executors and administrators, covenant with the said APA Hotel, L.L.C., its successors and assigns, that we are lawfully seized in fee simple of the said premises; that they are free from all encumbrances; that we

have good right to sell and convey the same as aforesaid and; that we will, and that our heirs, executors, and administrators shall, warrant and defend the same to the said **APA Hotel, L.L.C.**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal on this **4th** day of **October**, **2017**.

  
Allen C. Jacobs

  
Cathy D. Jacobs

  
20171006000364590 2/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
10/06/2017 08:02:47 AM FILED/CERT

STATE OF ALABAMA                     )  
  :  
SHELBY COUNTY                         )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Allen C. and Cathy D. Jacobs** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

In Witness Whereof, I have hereunto set my hand and seal this the **4th** day of **October**, **2017**.



NOTARY PUBLIC

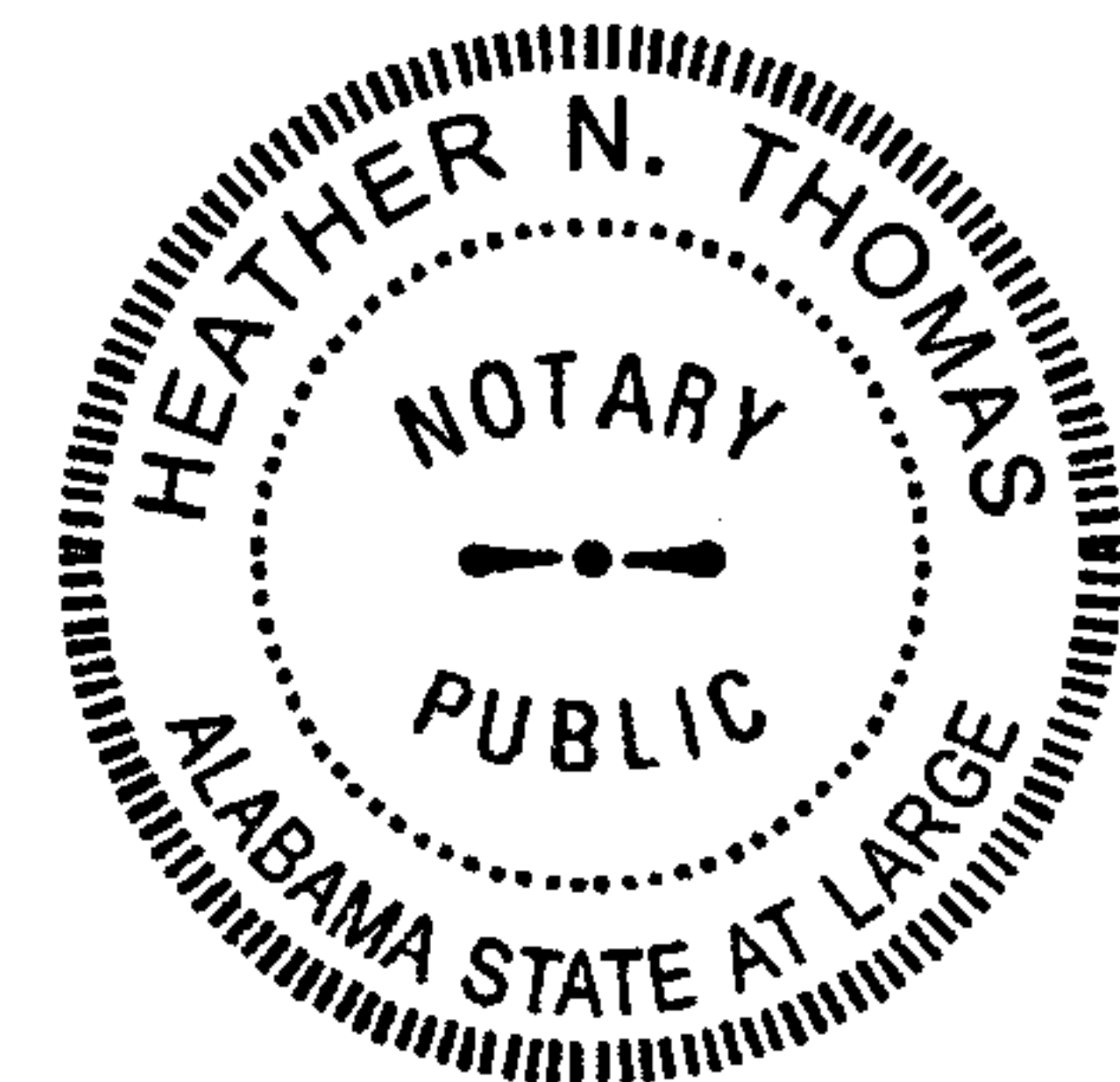
My Commission Expires:

MY COMMISSION EXPIRES MARCH 3, 2019

Grantee's Address:

707 Key Dr.

Birmingham, AL 35242



THIS INSTRUMENT PREPARED BY  
DAVIS, BINGHAM, HUDSON & BUCKNER, P.C.  
ATTORNEYS AT LAW  
324 EAST MAGNOLIA AVENUE  
AUBURN, ALABAMA 36830  
17-1037H



# Real Estate Sales Validation Form


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

Grantor's Name	<u>Allen C. and Cathy D. Jacobs</u>	Grantee's Name	<u>APA Hotel, L.L.C., an Alabama limited liability company</u>
Mailing Address	<u>1043 Highland Park Place</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>1043 Highland Park Place</u> <u>Birmingham, AL 35242</u>
Property Address	<u>1043 Highland Park Place</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>October 4, 2017</u>
		Total Purchase Price	<u>\$505,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

  
20171006000364590 3/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
10/06/2017 08:02:47 AM FILED/CERT

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 October 4, 2017

Print H. Taylor Buckner

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 17-1037H