

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 426 Oak Ridge Road, Dadeville, Alabama 36853
Grantee(s) Address: 26 Oakdale Drive Montevallo, AL 35115
Property Address: 312 Waterstone Lane Montevallo, AL 35115 (Tax Notice)
Market Value: \$195,000.00

The Grantor herein, by its signature to this deed, certifies that the above information is true and correct

THE STATE OF ALABAMA)
) STATUTORY WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Ninety Five Thousand and no/100 Dollars (\$195,000.00), the undersigned, Lake Martin Investment Group, LLC, (hereinafter referred to as "Grantor") in hand paid by Angelia M. Pridgen, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following-described real estate situated in Shelby County, Alabama, to wit:

Lot 166 according to the survey of Waterstone Phase 3, 1st Addition, as recorded in Map Book 44 at Page 118 in the Probate Office of Shelby County, Alabama. Subject to Restrictive and Protective Covenants applicable to said subdivision and as recorded in Instrument No. 20110405000104630; 1st Amendment to Restrictions as recorded on Instrument No. 20120113000016890; 2nd Amendment to Restrictions as recorded on Instrument No. 20170303000074430; Third Amendment to Restrictions as recorded on Instrument No., 20171018000378530 all in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: 201540217000049690


TO HAVE AND TO HOLD, the aforegranted premises unto the said Grantee, her heirs and assigns forever. The Grantor hereby represents and warrants that it is seized in fee simple of the aforementioned premises; the premises are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same to the said Grantee, her heirs and assigns, and Grantor will defend the title thereto forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument be signed on this the 20th day of November, 2017.

Lake Martin Investment Group, LLC

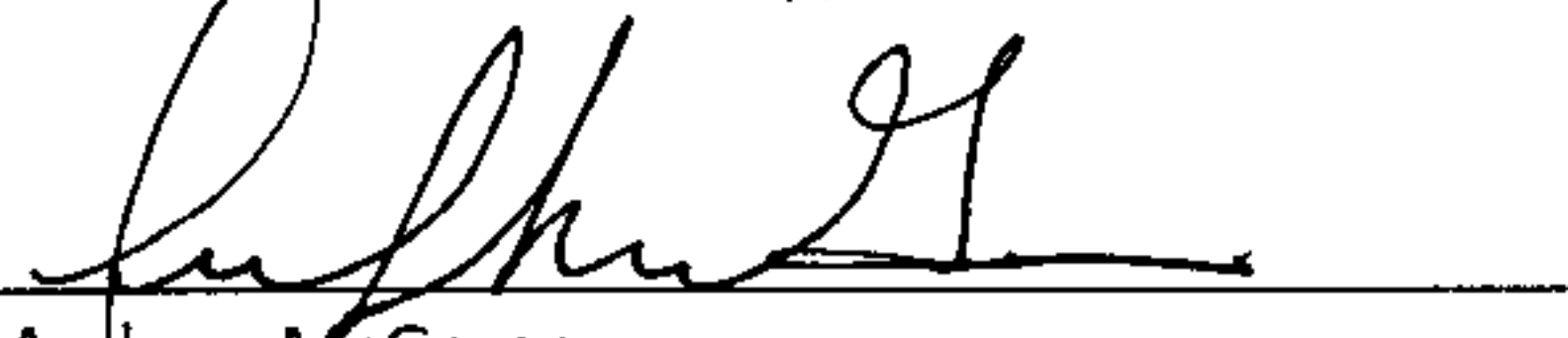


20171211000440380 1/2 \$22.00
Shelby Cnty Judge of Probate: AL
12/11/2017 10:29:19 AM FILED/CERT

By: 
Eric McKinley
Its: Member

Shelby County, AL 12/11/2017
State of Alabama
Deed Tax: \$4.00

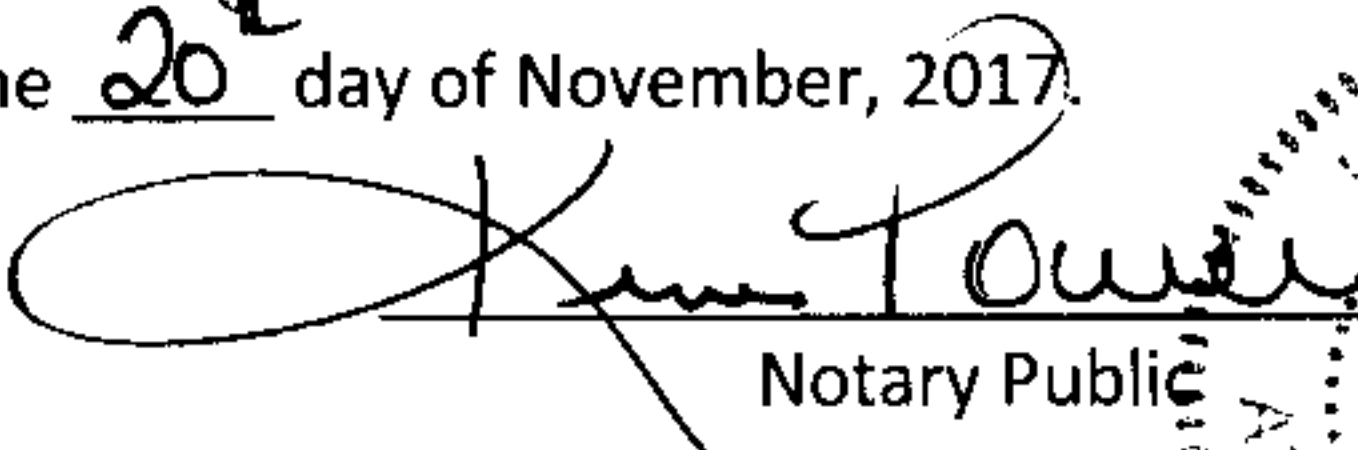
Lake Martin Investment Group, LLC

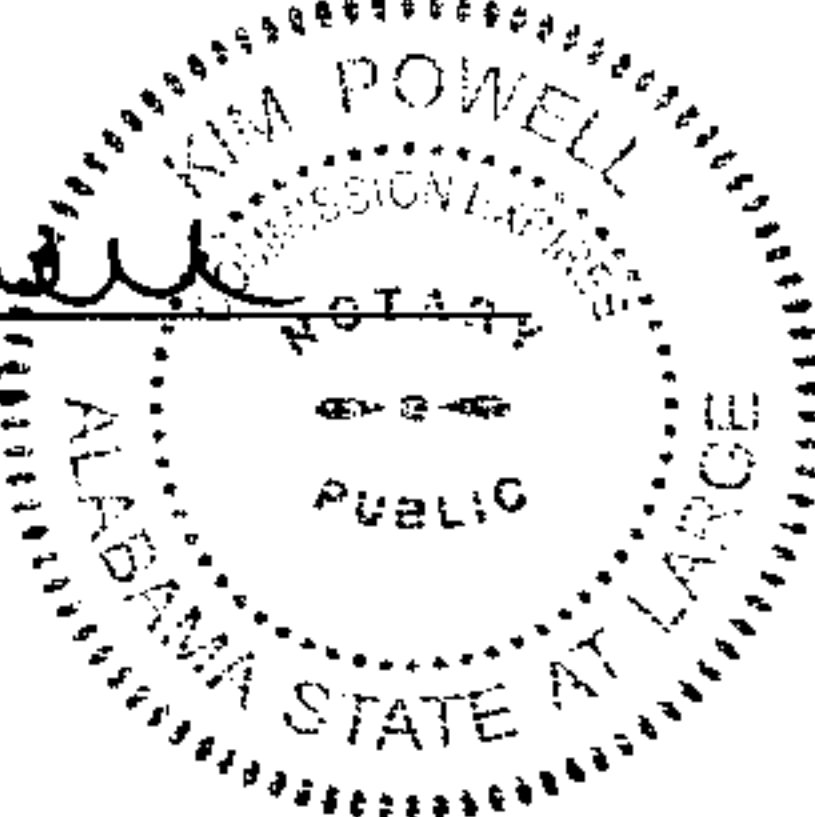
By: 
Andrew McGreer
Its: Member

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Eric McKinley, whose name as Member of Lake Martin Investment Group, LLC, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he as such Member and with full power and authority executed the same voluntarily as and for the act of said corporation on the day the same bears date.

Given under my hand and seal this the 20th day of November, 2017.


Notary Public

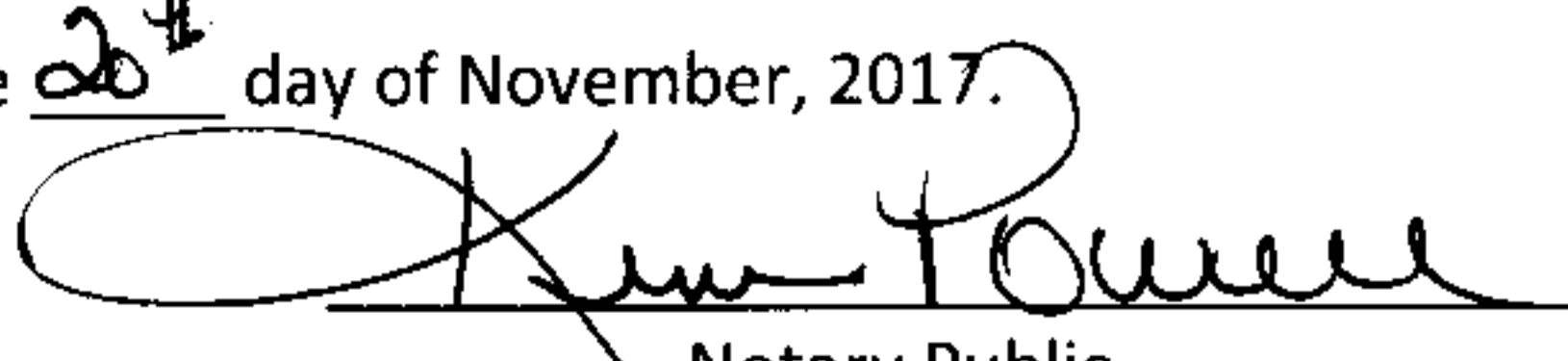


My Commission Expires: 2/28/21

THE STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

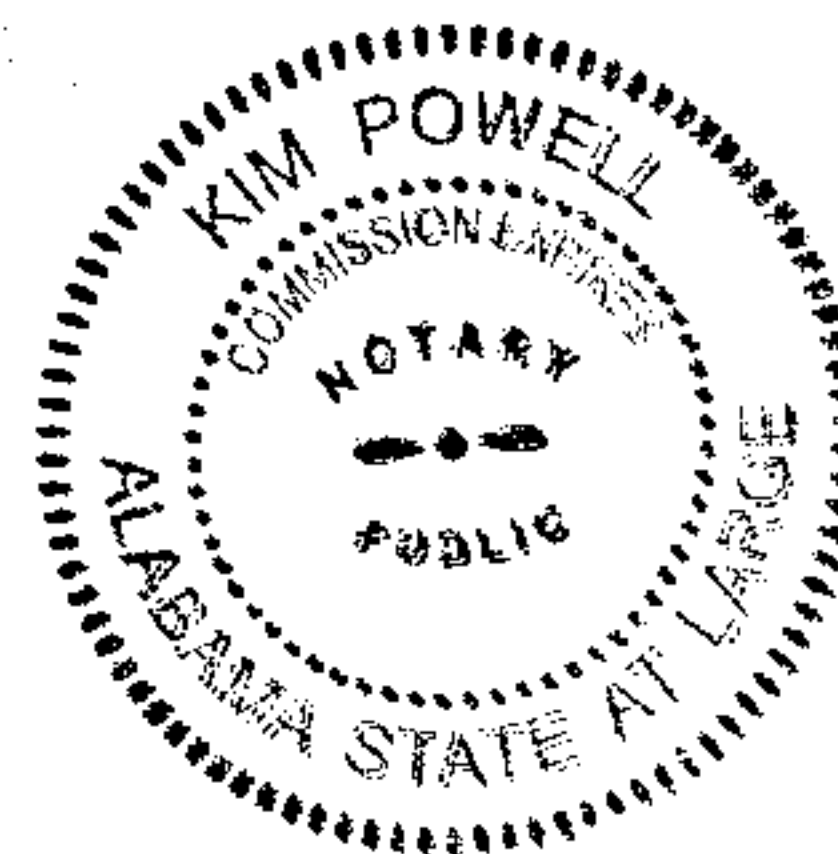
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Andrew McGreer, whose name as Member of Lake Martin Investment Group, LLC, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he as such Member and with full power and authority executed the same voluntarily as and for the act of said corporation on the day the same bears date.


Given under my hand and seal this the 20th day of November, 2017.


Notary Public

My Commission Expires: 2/28/21

This Instrument Was Prepared By:
Radney, Radney & Jackson, LLC
P.O. Box 819
Alexander City, Alabama 35011




20171211000440380 2/2 \$22.00
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