

This Instrument was Prepared by:
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Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

20180103000003340
01/03/2018 03:19:02 PM
DEEDS 1/3

Send Tax Notice To: Lay Lake Rentals, LLC
51 Nolen Street
Birmingham, AL 35242

LIMITED LIABILITY COMPANY FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Corner Markers, L.L.C.**, whose mailing address is **309 Main Street, Gaithersburg, MD 20878** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Lay Lake Rentals, LLC**, whose mailing address is **51 Nolen Street, Birmingham, AL 35242** (herein referred to as Grantee), the following described real estate, situated in Shelby, County, Alabama, the address of which is **34 Abbott Square, Mt. Laurel, AL 35242**; to wit;

LOT 7-29, BLOCK 7, ACCORDING TO THE SURVEY OF MT. LAUREL-PHASE 1A, AS RECORDED IN MAP BOOK 27, PAGE 72 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

The policy does not insure against any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax assessor, The Office of the Tax collector, and/or the board of Equalization.

Such state of facts as shown on subdivision plat recorded in Plat Book 27, Page 72 A & B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

The policy to be issued contains an arbitration clause. All arbitral matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company of the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 27, Page 72 A & B.

Terms and conditions of Common Maintenance Agreement recorded in Instrument #2002/06620, in the Probate Office of Shelby County, Alabama.

Covenants for Mt. Laurel Town Center recorded in Instrument #20030327000184510 and 1st Amendment recorded in Instrument #20040623000340730, in the Probate Office of Shelby County, Alabama.

Release of Damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, as applicable, as set out in and references in deed(s) recorded in Instrument #2002/09987, in the Probate Office of Shelby County, Alabama.

Declaration of Charter, Easements, Covenants and Restrictions of Mt. Laurel, a traditional Neighborhood Development as recorded in Instrument #2000/35580, in the Probate Office of Shelby County, Alabama.

Sewer Services Agreement dated June 22, 1999, by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out in Instrument #1999/35429, in the Probate Office of Shelby County, Alabama,

Covenant and Agreement for water service dated April 24, 1989 and recorded in Real Book 235, Page 611, in the Probate Office of Shelby County, Alabama.

Restrictions, Limitations and Conditions recorded in Map Book 27, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.

Restrictions, Covenants and Conditions recorded in Instrument #2000/35579; Instrument #2000/36270 and Instrument #2000/38860 and 1st Amendment recorded in Instrument #2000/38859 and refiled and 2nd Amendment recorded in Instrument #2000/38860 and 3rd Amendment recorded in Instrument #2001/3681; 4th Amendment recorded in Instrument #2003021300091860; 5th Amendment recorded in Instrument #20030327000184530; 6th Amendment recorded in Instrument #20030327000184540; 7th Amendment recorded in Instrument #20030527000327720; 8th Amendment recorded in Instrument #20040413000191840; 9th Amendment recorded in Instrument #2004623000340720 and 10th Amendment recorded in Instrument #20041015000569110, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Ingress and egress as set out in restrictive covenants.

Oil and gas lease in Map Book 42, Page 55 and referred to in Book 346, Page 646.

Reservation of Easements in Book 346, Page 636.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book 340, Page 636.

Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 342, Page 822; Book 346, Page 349 and Book 342, Page 825.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 343, Page 612.

Agreement with regard to sanitary sewer system as set out in Instrument #1999-35429.

Certificate of compliance by Mt. Laurel Design Review Board in Instrument #2000-41414.

Rights, agreements, covenants and release of damages in Instrument #2002-21858.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Manager, Diane Dorney, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of December, 2017.

CORNER MARKERS, L.L.C.

Diane Dorney
Diane Dorney
Manager

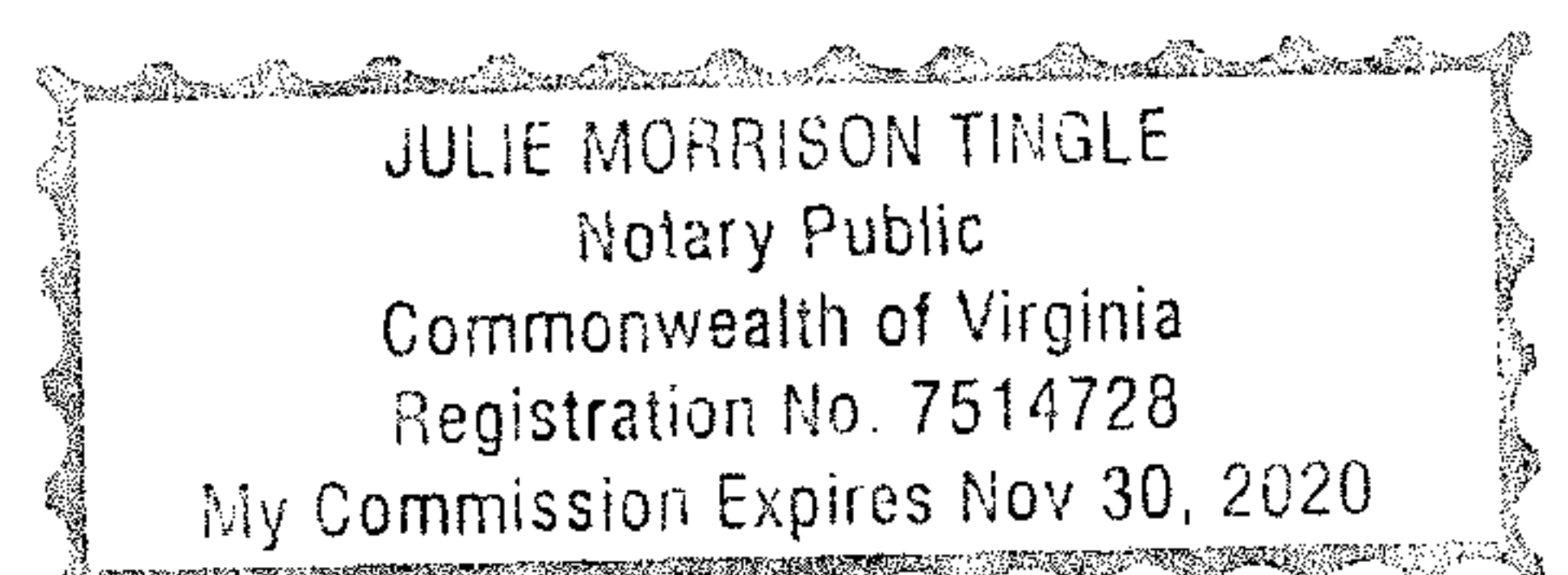
State of VIRGINIA

Norfolk County City of Norfolk General Acknowledgment

I, Julie Morrison Tingle, a Notary Public in and for the said County, in said State, hereby certify that Diane Dorney, whose name as Manager of Corner Markers, L.L.C. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this the 28th day of December, 2017.

Julie Morrison Tingle
Notary Public, State of VIRGINIA
Julie Morrison Tingle
Printed Name of Notary
My Commission Expires: 11/30/2020



Real Estate Sales Validation Form

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

Grantor's Name Corner Markers, L.L.C.
Mailing Address 309 Main Street
Gaithersburg, MD 20878

Grantee's Name Lay Lake Rentals, LLC
Mailing Address 51 Nolen Street
Birmingham, AL 35242

Property Address 34 Abbott Square
Mt. Laurel, AL 35242

Date of Sale December 29, 2017
Total Purchase Price \$280,000.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 03:19:02 PM
\$301.00 CHERRY
20180103000003340

[Signature]

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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

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 of 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 December 27, 2017

☐ Unattested

JP
(verified by)

Print Corner Markers, L.L.C.

Sign *Diane Dorney*
(Grantor/Grantee/Owner/Agent) circle one