


Shelby County, AL 02/16/2018
State of Alabama
Deed Tax: \$650.00

After Recording Return To:

ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Blvd.
Duluth, Georgia 30097
Attn: Kathleen B. Guy, Esquire


20180216000051120 1/5 \$677.00
Shelby Cnty Judge of Probate, AL
02/16/2018 11:06:47 AM FILED/CERT

LIMITED WARRANTY DEED

THIS INDENTURE, Made the 30th day of January, 2018, between

KUMBLA, L.L.C.,
an Alabama limited liability company

of the County of Columbia and the State of Georgia, as party or parties of the first part,
hereinafter called Grantor, and

NINE TWO FIVE, LLC,
an Alabama limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context
requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in
hand paid at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and
by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Map Book 24, Page 37 in the Probate Office of Shelby County, Alabama, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

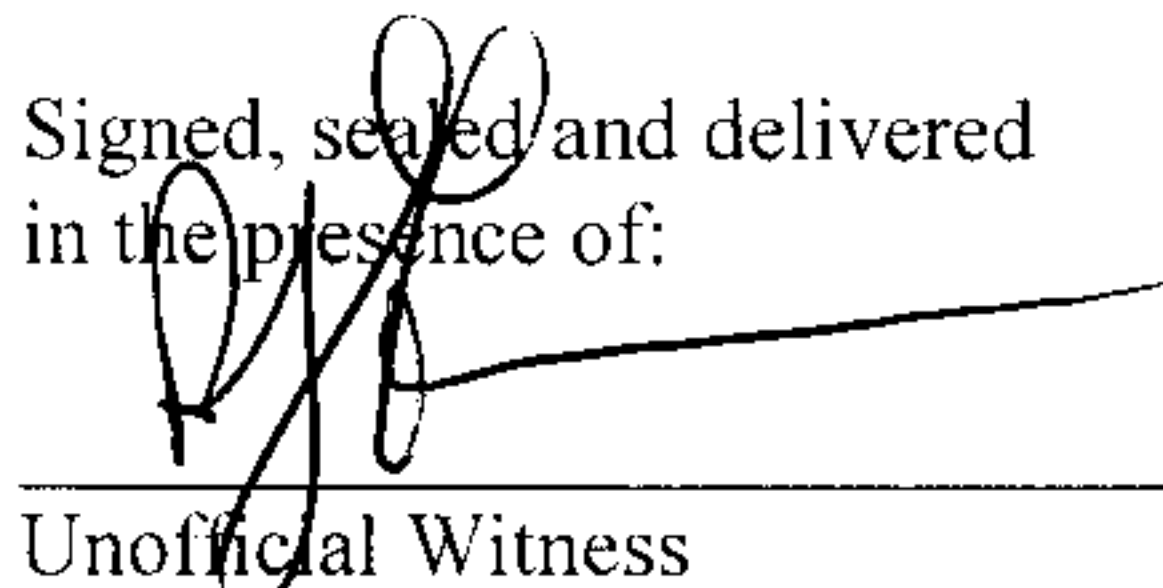
Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise .


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

KUMBLA, L.L.C., an Alabama
limited liability company


By:  (SEAL)
Lakshmikantha Kumbla, Sole Member

THE STATE OF ALABAMA
 COUNTY

COMPANY ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in Said State, hereby certify that Lakshmikantha Kumbla 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, he, as such Sole Member of **KUMBLA, L.L.C.**, and with full authority, has executed the same voluntarily on the day the same bears date for and as the act of said company.

Given under my hand and official seal this 30th day of January, 2018.


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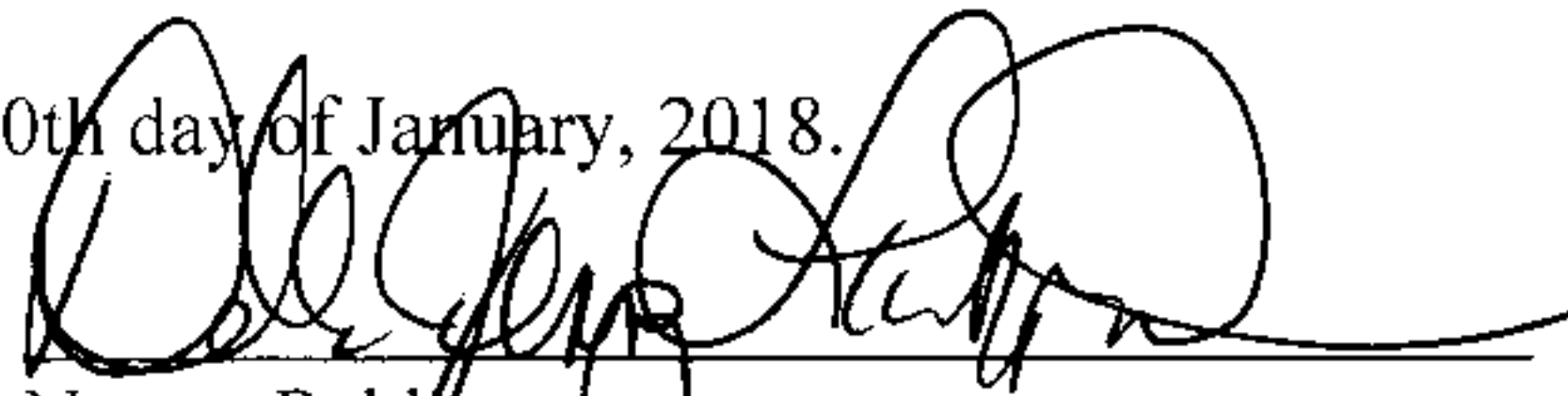


Notary Public

DANIELLE HENNINGSON KUMBLA
My Commission Expires
June 6, 2021

EXHIBIT "A"

LEGAL DESCRIPTION


Lot 3, according to the Survey of F E S Addition to Alabaster, Number Three, as recorded in Map Book 24, Page 37, in the Probate Office of Shelby County, Alabama.



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EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. Taxes for the 2018 and subsequent years not yet due and payable.
2. Rights of tenants in possession under unrecorded leases.
3. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 226, Page 1, Volume 126, Page 336, and Volume 121, Page 255, Shelby County, Alabama records.
4. Easements and building lines as set out on Map Book 24, Page 541, aforesaid records.
5. Right of Way granted to Shelby County as recorded in Volume 129, Page 541, aforesaid records.
6. Right of Way granted to the City of Alabaster Water Company as recorded in Volume 146, Page 211, aforesaid records.
7. Right of Way in favor of Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Volume 285, Page 512, aforesaid records.


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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 KUMBLA, L.L.C.
Mailing Address 408 Vesclub Place
Vesavia, AL 35216

Grantee's Name NINE TWO FIVE, LLC
Mailing Address 10695 Highway 119
Alabaster, AL 35007

Property Address 10695 Highway 119
Alabaster, AL 35007

Date of Sale January 30, 2017
Total Purchase Price \$ 650,000.00

or
Actual Value \$

or
Assessor's Market Value \$



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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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ 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 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 January 30, 2018

☐ Unattested

(verified by)

Print: Kathleen B. Guy

Sign: _____

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1