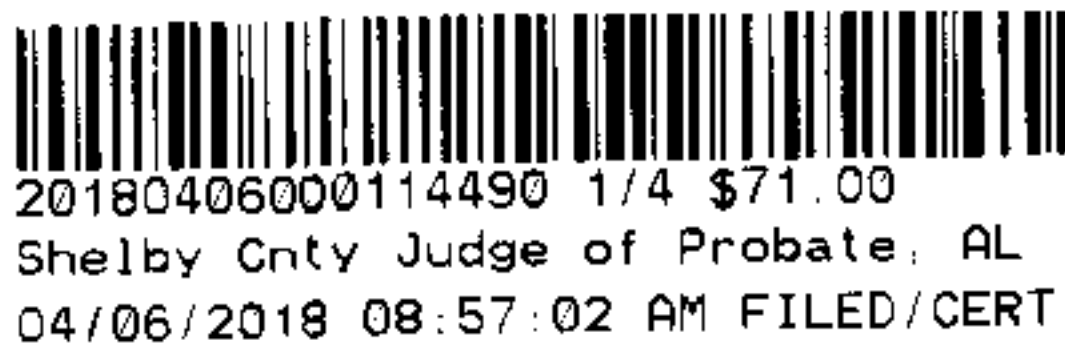


This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
Embassy Homes, LLC  
5406 Hwy 280, Suite C101  
Birmingham, Alabama 35242

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )



STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Forty Seven Thousand Five Hundred and No/100 Dollars (\$47,000.00.00) to the undersigned grantor, **4G BP 2017, LLC**, an Alabama limited liability company, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **4G BP 2017, LLC** an Alabama limited liability company, does by these presents, grant, bargain, sell and convey unto **EMBASSY HOMES, LLC**, an Alabama limited liability company, (hereinafter referred to as "Grantees"), the following described real estate (the "property"), situated in **Shelby** County, Alabama, to-wit:

Lot 7-140 of Chelsea Park, 7th Sector, Second Addition Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector, filed for record as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument No. 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

This instrument is executed as required by the Articles of organization and operational agreement of said limited liability company and same have not been modified or amended.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2018 and all subsequent years thereafter.
- (2) Building lines as shown by recorded plat in Map Book 45, Page 97.
- (3) Restrictions as shown by recorded map.
- (4) Public utility easements as shown by recorded plat.
- (5) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- (6) Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7<sup>th</sup> Sector as recorded in Instrument 20151230000442850, in the Probate Office of Shelby County, Alabama.
- (7) Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama.
- (8) Grant of Land Easement with Restrictive Covenants to Alabama Power Company as recorded in Instrument No.20151105000384560, in the Probate Office of Shelby County,

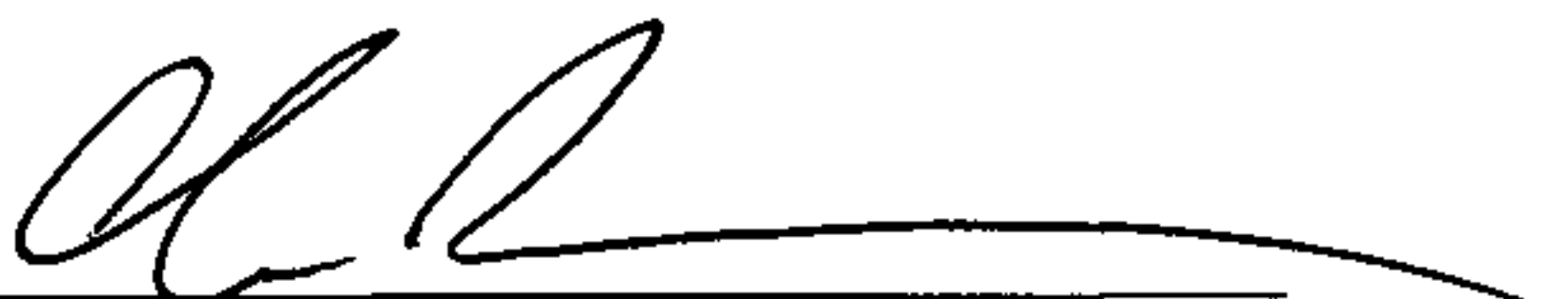
Alabama.

- (9) Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- (10) Distribution Easement to Alabama Power Company as recorded in Instrument 20071114000552150.
- (11) Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page 111, Deed Book 107, Page 565, Deed Book 131, Page 491 and Deed Book 194, Page 49.
- (12) Articles of Incorporation of Chelsea Park Residential Association, Inc. recorded in Instrument 200413/8336, in the Probate Office of Jefferson County, Alabama.
- (13) Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument 20050714000353260, in the Probate Office of Shelby County, Alabama.


**TO HAVE AND TO HOLD**, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvement unto the said Grantee, its successors and assigns, in fee simple, forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by its duly authorized Managing Member this 30th day of March, 2018.

GRANTOR:  
4G BP 2017, LLC  
An Alabama limited liability company

By:   
Clark Parker,  
Its Member

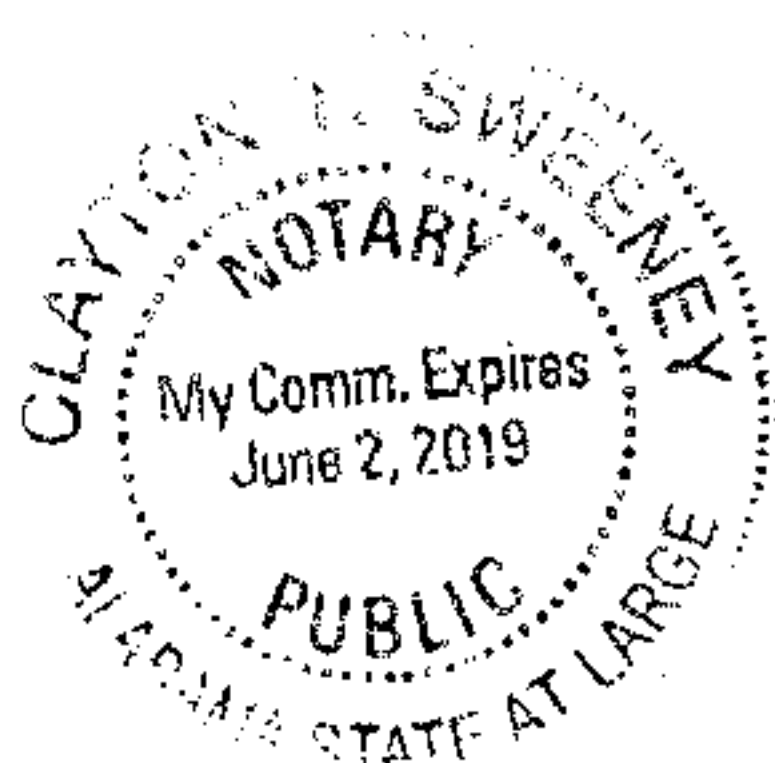
Embassy Homes. LLC  
Lot 7-140 Chelsea Park 7th Sector

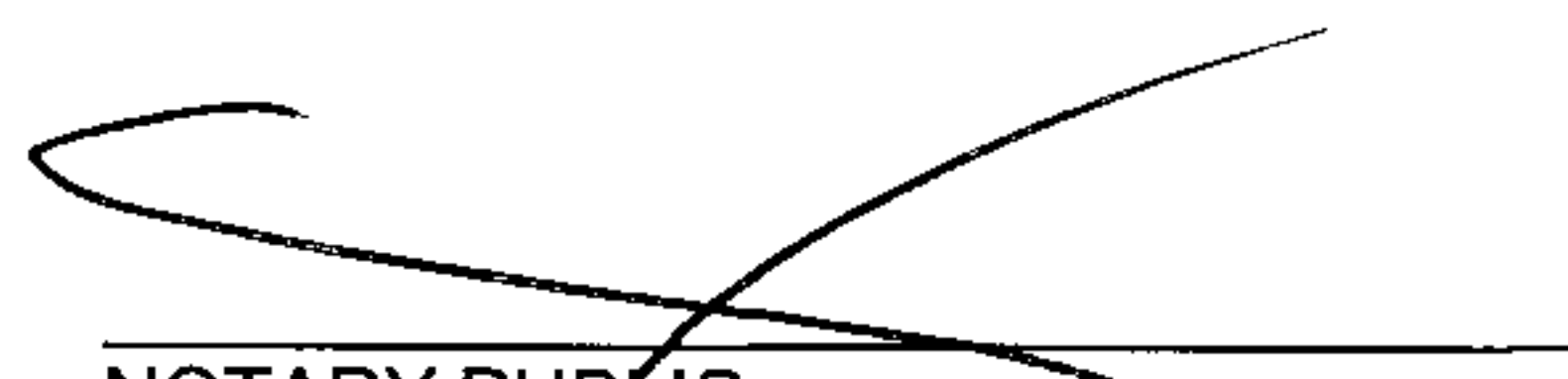
  
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Shelby Cnty Judge of Probate, AL  
04/06/2018 08:57:02 AM FILED/CERT

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Clark Parker, whose name as Member of 4G BP, LLC, an Alabama limited liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the 30th day of March, 2018.



  
NOTARY PUBLIC  
My Commission Expires: 06/02/2019

The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained herein above and Grantees, their successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

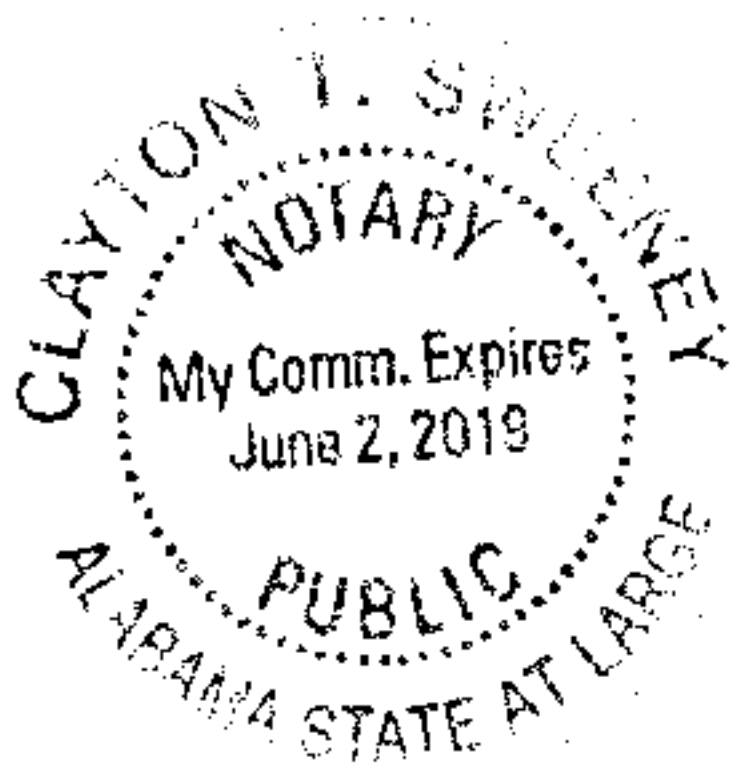
Embassy Homes, LLC  
an Alabama Limited Liability Company


  
Clark Parker, Managing Member


STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clark Parker, whose name as Managing Member of Embassy Homes, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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



  
NOTARY PUBLIC  
My Commission Expires: 06/02/2019

  
20180406000114490 3/4 \$71.00  
Shelby Cnty Judge of Probate: AL  
04/06/2018 08:57:02 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name 4G BP 2017, LLC  
Mailing Address 5406 Hwy. 280, Ste. C101  
Birmingham, AL 35242

Grantee's Name Embassy Homes, LLC  
Mailing Address 5406 Highway 280, Ste. C101  
Birmingham, AL 35242

Property Address 599 Grayson Place  
Chelsea, AL 35043

Date of Sale March 30, 2018

Total Purchase Price \$ 45,000.00

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)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other  
☐ Deed

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

4G BP 2017, LLC  
Print By: Clark Parker, Managing Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

20180406000114490 4/4 \$71.00  
Shelby Cnty Judge of Probate, AL  
04/06/2018 08:57:02 AM FILED/CERT