

**File No.: 18002**

# STATUTORY WARRANTY DEED

**STATE OF ALABAMA            )     SEND TAX NOTICE TO:**  
                                      )     Lakeridge Mgmt, LLC  
**COUNTY OF SHELBY          )**     102 Gunner Lane  
                                      )     Helena, AL 35007

**THIS INSTRUMENT PREPARED BY: W. Eric Pitts, W. Eric Pitts, L.L.C. PO Box 280, Alabaster, AL 35007. No title opinion requested, none rendered.**

**KNOW ALL MEN BY THESE PRESENTS** that **Mediterranean Express, LLC**, an Alabama limited liability company (hereinafter "GRANTOR"), for and in consideration of the sum of **\$375,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Lakeridge Mgmt, LLC**, an Alabama limited liability company (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

See Exhibit A attached

**\$300,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.**

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

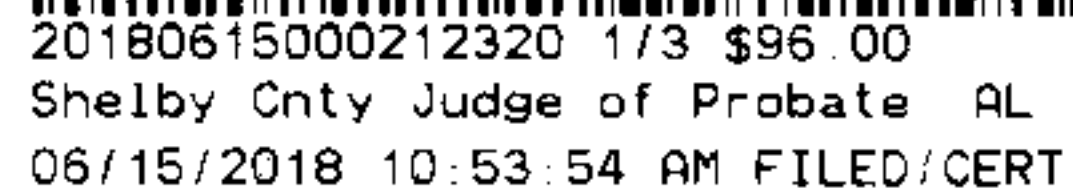
**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to its successors and assigns forever.

**GRANTOR HAS HERETO** set its hand and seal by and through the undersigned on June 12, 2018.

**Mediterranean Express LLC**

by Hafeedh Mohamed  
its Member 1 of 2

by Abdo Obeid  
its Member 2 of 2



Shelby County: AL 06/15/2018  
State of Alabama  
Deed Tax: \$75.00

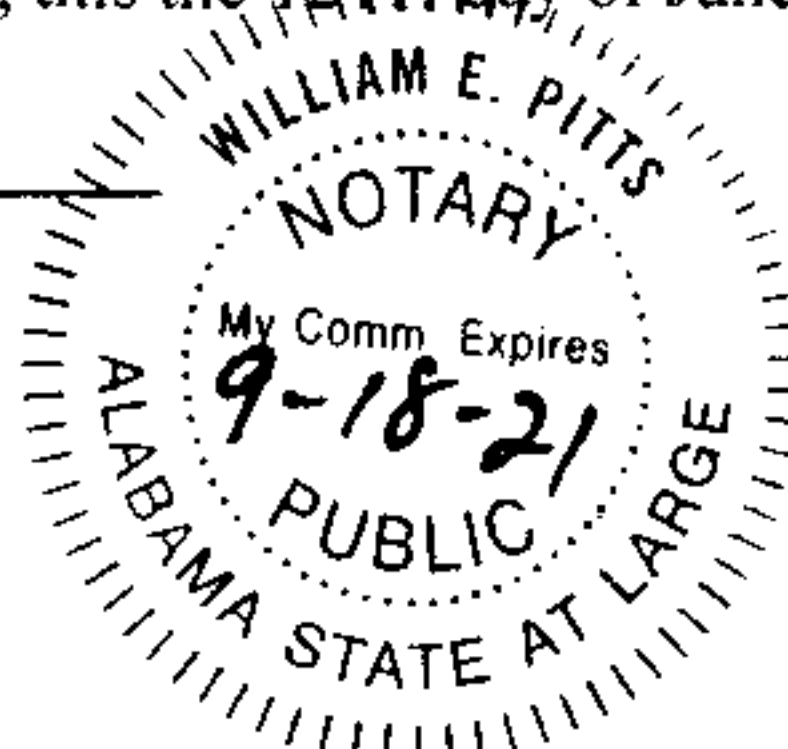
**STATE OF ALABAMA** )  
 )  
**COUNTY OF SHELBY** )

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Hafedh Mohamed and Abdo Obeid, whose names as members of Mediterranean Express LLC are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they, as such members and with full authority, executed the same voluntarily and as the act of said entity on the day and year set forth above.

~~GIVEN UNDER MY HAND~~, this the 12TH day of June, 2018.

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**

**Parcel I**

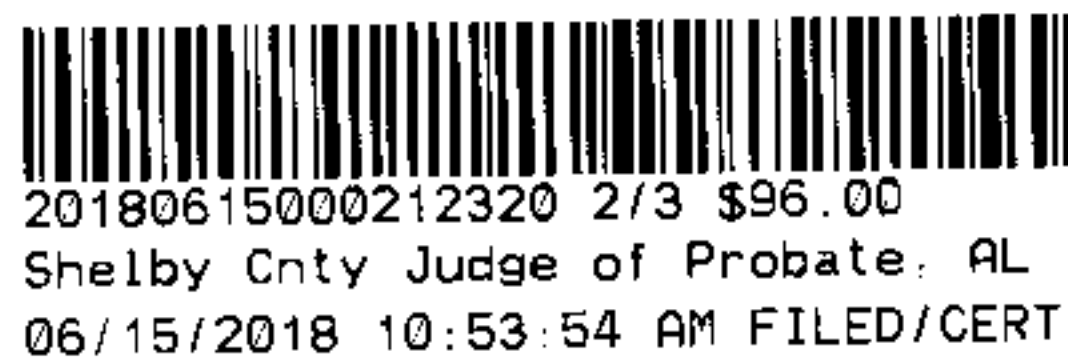
**Lot 1, according to Mediterranean Express Survey #1, as recorded in Map Book 49, Page 49, in the Probate Office of Shelby County, Alabama.**

**being further described as:**

**COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA; THENCE RUN NORTH 88 DEGREES 34 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 21 FOR 558.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 88 DEGREES 34 MINUTES 10 SECONDS WEST FOR 99.65 FEET; THENCE RUN SOUTH 45 DEGREES 19 MINUTES 57 SECONDS WEST FOR 167.65 FEET; THENCE RUN SOUTH 26 DEGREES 36 MINUTES 11 SECONDS EAST FOR 152.42 FEET TO A POINT THAT IS 31.29 FEET FROM THE CENTERLINE OF A 100 FOOT ALABAMA POWER COMPANY EASEMENT; THENCE RUN NORTH 30 DEGREES 53 MINUTES 50 SECONDS EAST AND PARALLEL WITH SAID EASEMENT CENTERLINE FOR 293.27 FEET TO THE POINT OF BEGINNING.**

**Parcel II**

**Together with a nonexclusive easement for the benefit of Parcel I, for the purposes of ingress, egress and utilities as created by that certain Easement Agreement by and between Mediterranean Express, LLC and Lakeridge Mgmt, LLC recorded simultaneously herewith, over and across the property described therein, and by virtue of that certain License Agreement by and between Alabama Power Company, Mediterranean Express, LLC and Lakeridge Mgmt, LLC.**



# Real Estate Sales Validation Form

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

Grantor's Name

Mediterranean Express LLC

Grantee's Name

Lakeview Mount LLC

Mailing Address

1029 Pinemeadow Drive  
Gardendale AL 35071

Mailing Address

421 Lake Ridge Drive  
Helena AL 35080

Property Address

101-103 Gunner Lane  
Helena AL 35000

Date of Sale

6/12/18

Total Purchase Price \$

375000

or

Actual Value

\$

or

Assessor's Market Value \$



20180615000212320 3/3 \$96.00  
Shelby Cnty Judge of Probate, AL  
06/15/2018 10:53:54 AM FILED/CERT

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

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 6/12/18

Print

W Eric Pitts

Unattested

Sign

W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1