

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Rehan Hashmi
103 Concord Lane
Bolingbrook, IL 60440

20180625000225890
06/25/2018 01:42:25 PM
DEEDS 1/3

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$4,800.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, A. R. Baker, LLC, whose mailing address is 420 Perkins Landing Cove, Columbiana, AL 35051 (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 Rehan Hashmi, whose mailing address is 103 Concord Lane, Bolingbrook, IL 60440 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is Multiple Lots, Columbiana, AL 35051; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said GRANTOR, A. R. Baker, LLC, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of June, 2018.

A. R. Baker, LLC
BY: 
Ashleigh Baker, Member

BY: 
Ryan Baker, Member

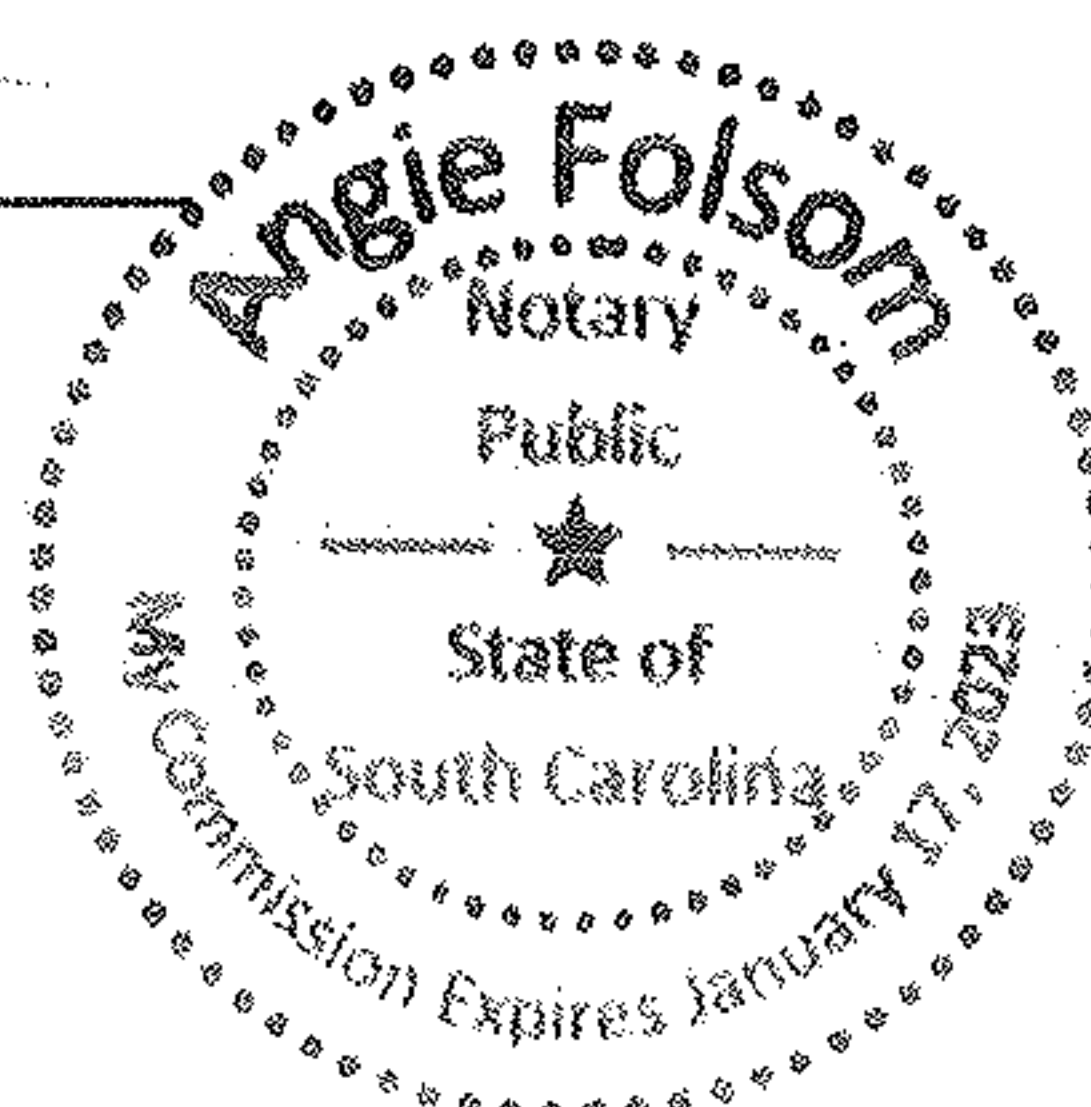
South Carolina
State of ~~Alabama~~
York
County of ~~Shelby~~

I, the undersigned, a notary for said County and in said State, hereby certify that Ashleigh Baker, whose name as Sole Member of A. R. Baker, LLC, an Alabama Limited Liability Company and Ryan Baker, whose name as Sole Member of A. R. Baker, LLC, an Alabama Limited Liability Company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, 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 seal, this the ^{15th} ~~18th~~ of June, 2018.


Notary Public

Commission Expires:



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The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

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Rehan Hashmi
103 Concord Lane
Bolingbrook, IL 60440

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
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Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said GRANTOR, A. R. Baker, LLC, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of June, 2018.

A. R. Baker, LLC

BY: _____
Ashleigh Baker, Member

BY: *Ryan Baker*
Ryan Baker, Member

VA
State of Alabama
GR RB
County of Shelby *Augusta*

I, the undersigned, a notary for said County and in said State, hereby certify that Ashleigh Baker, whose name as Sole Member of A. R. Baker, LLC, an Alabama Limited Liability Company and Ryan Baker, whose name as Sole Member of A. R. Baker, LLC, an Alabama Limited Liability Company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, 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 seal, this the 18th of June, 2018.

Gary D. Duncan
Notary Public

Commission Expires: *Feb. 29, 2020*

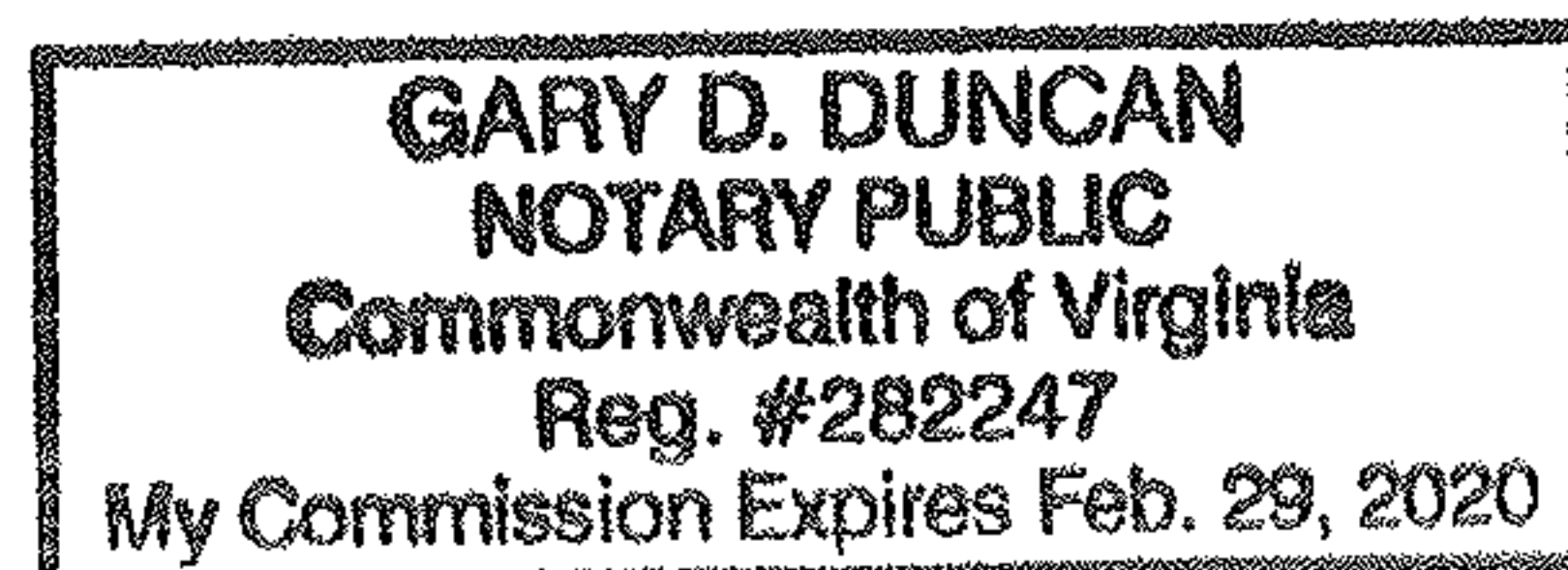


EXHIBIT "A"
Legal Description

PARCEL I:

Lot 5, according to the Survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded Instrument No. 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, recorded in Instrument No. 2000-24648, In the Probate Office of Shelby County, Alabama together with an undivided 1/51 Interest In the common elements of Perkins Landing Sector 1 & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins landing Sectors 1 & 2, a Condominium, recorded In Map Book 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29 and Common Area E, as recorded In Map Book 27, Page 130, In the Probate Office of Shelby County, Alabama.

PARCEL II:

Lots 29A and 37A, according to the map and plat of A Resurvey of Lots 29, 24, 36-A and 37 of Perkins Landing Sector 2, as recorded in Map Book 45, Page 2, in the Probate Office of Shelby County, Alabama, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded Instrument No. 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, recorded in Instrument No. 2000-24648, In the Probate Office of Shelby County, Alabama together with an undivided 1/51 Interest In the common elements of Perkins Landing Sector 1 & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins landing Sectors 1 & 2, a Condominium, recorded In Map Book 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29 and Common Area E, as recorded In Map Book 27, Page 130, In the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/25/2018 01:42:25 PM
\$26.00 CHERRY
20180625000225890

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.