

This Instrument was Prepared by:

Send Tax Notice To: Davis Properties, LLC

D. Barron Lakeman
1710 Catherine Court
Unit C
Auburn, AL 36830

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND AND NO/100 (\$1,100,000.00 **the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor, **Southlake Park Partners, LLC**, (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 **Davis Properties, LLC, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4500 Southlake Park, Hoover, AL 35244**; to wit;

Units 100 and 200 of Building 4500, in Southlake Park, Phase VI, a Condominium, as Established by that certain Declaration of Condominium of Southlake Park, a Condominium which is recorded in Instrument No.20080731000309270 and amended by First Amendment as recorded in Instrument No.20081211000463360 and by Second Amendment as recorded in Instrument No.20090928000368020 and Third Amendment as recorded in Instrument No.20091030000406130 and Fourth Amendment as recorded in Instrument No.20101119000389370 and Fifth Amendment as recorded in Instrument No.20110919000027600 and Sixth Amendment recorded in Instrument No.20120420000136540 and Seventh Amendment recorded in Instrument No.20160216000048850, in the Probate Office of Shelby County, Alabama to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 118; Map Book 41, Page 73; Map Book 41, Page 79; Map Book 42, Page 31, Map Book 45, Page 98 A and Map Book 49, Page 75 A, being a resurvey of Map Book 45, Page 98 and being an Office Condominium Development Situated in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in Exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

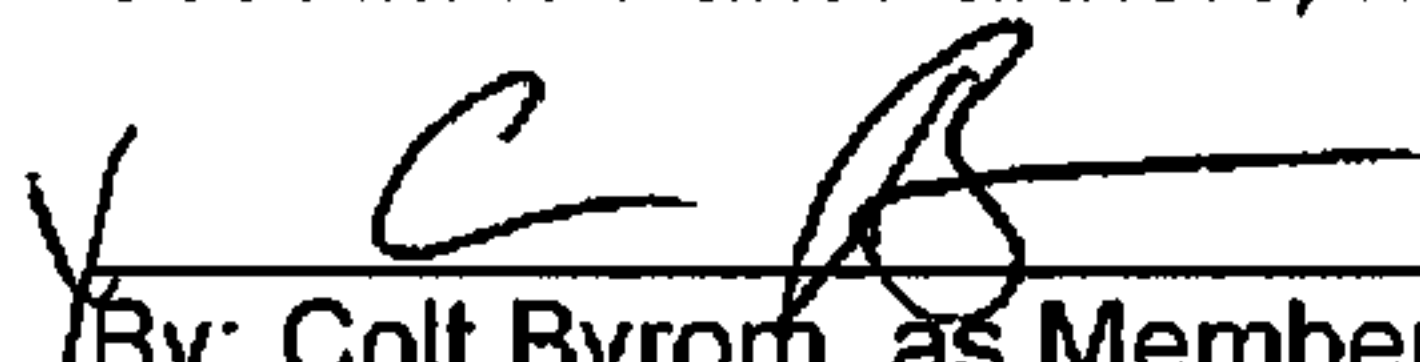
\$880,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their successors and assigns forever.

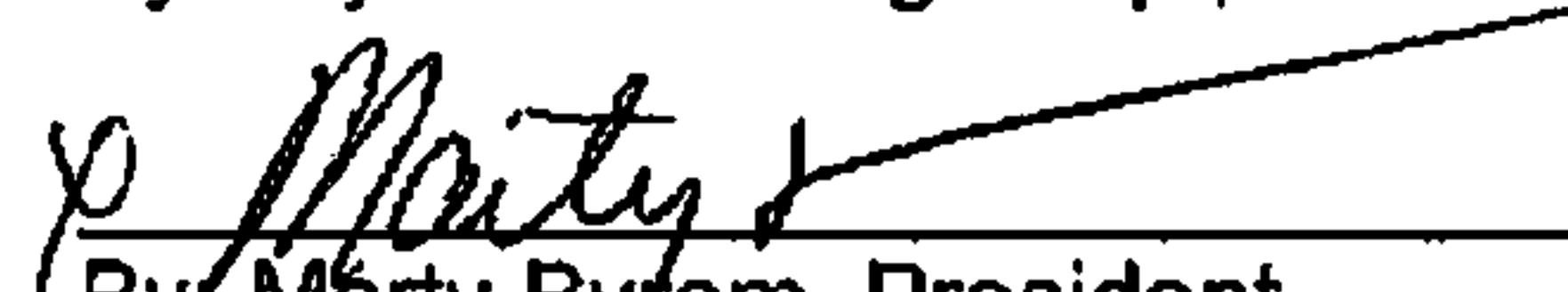
AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, Southlake Park Partners, LLC, by its Members, Colt Byrom and Byrom Building Corp, by Marty Byrom as President, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of August, 2018.

Southlake Park Partners, LLC


By: Colt Byrom, as Member

By: Byrom Building Corp., as Member


By: Marty Byrom, President

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State of Alabama

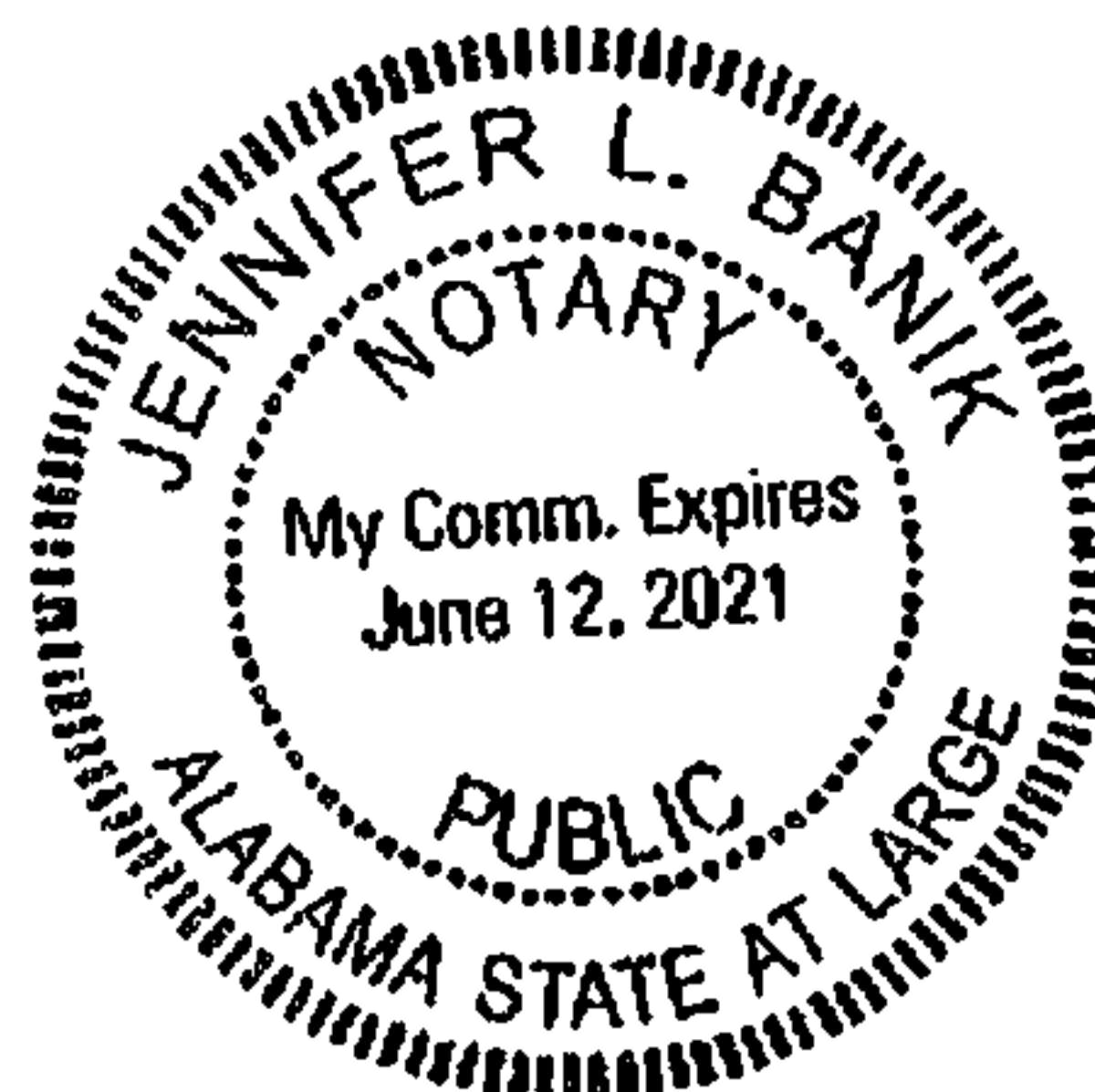
County of Jefferson

I, Jennifer Banik, a Notary Public in and for said County in said State, hereby certify that Colt Byrom and Byrom Building Corp., by Marty Byrom, President as Members, of Southlake Park Partners, LLC are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance they as such officers and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 2nd day of August, 2018.



Notary Public, State of Alabama
Jennifer Banik
My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Southlake Park Partners, LLC
 Mailing Address _____

Grantee's Name Davis Properties, LLC
 Mailing Address 4500 Southlake Park
Hoover, AL 35244

Property Address 4500 Southlake Park
Hoover, AL 35244

Date of Sale August 2, 2018
 Total Purchase Price \$ 1,100,000.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/03/2018 01:01:29 PM
 S241.00 CHARITY
 20180803000277430

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

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 August 3, 2018

Print Jennifer Barik

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one