


THIS INSTRUMENT PREPARED BY:
Gregory K. Mixon, Esq.
Mixon Firm, LLC
2 Perimeter Park S #550E
Birmingham, AL 35243

Send tax notices to:
Rock Island, LLC
Attn: Heather Parker
453 Green Glade Road
Birmingham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)


20180828000309620 1/3 \$505.50
Shelby Cnty Judge of Probate, AL
08/28/2018 03:51:31 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **WATERSTONE COUNSELING, LLC**, an Alabama limited liability company ("Grantor"), by **ROCK ISLAND, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Jefferson County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to all easements, rights-of-way, protective covenants, mineral reservations and other items of record, if any, and the rights of tenants under unrecorded leases, if any (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Waterstone Counseling, LLC	Rock Island, LLC
4518 Valleydale Road	6 Office Park Circle, Ste 111
Birmingham, AL 35242	Birmingham, AL 35223
Parcel ID:	10521002009.000
Property Address:	100 Shadow Wood Park, Birmingham, AL 35244
Date of Sale:	August 28, 2018
Tax Assessor's Market Value:	\$484,190.00

[Signature on following page]

Shelby County, AL 08/28/2018
State of Alabama
Deed Tax: \$484.50

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

WATERSTONE COUNSELING, LLC

By: Heather Parker
Name: Heather Parker
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Heather Parker, whose name as Member of **Waterstone Counseling, 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, s/he, as such representative 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 the 28 day of AUGUST, 2018.

Mark Elton Hill
Notary Public

AFFIX SEAL

My commission expires: 11-15-20




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EXHIBIT A

Legal Description

Lot 1, according to the Survey of Shadow Wood Park, as recorded in
Map Book 13, Page 130, in the Probate Office of Shelby County, Alabama


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