

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

20180828000309680  
08/28/2018 04:05:56 PM  
DEEDS 1/2

Send tax notice to:

Villa 11, LLC  
3330 Cumberland Blvd SE  
Ste. 425  
Atlanta, GA 30339  
BHM1800472

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Million One Hundred Sixty Six Thousand Seven Hundred Fifty Seven and 00/100 Dollars (\$1,166,757.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Thompson Realty Co., Inc.** whose mailing address is:

103 Carnoustie, Shoal Creek, AL 35242 (hereinafter referred to as "Grantors"), by **Villa 11, LLC** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot H-3, according to the Map of The Hamlets at Shoal Creek, Phase 1, being a Resubdivision of Lots 26, 27, 28 and 40 of Shoal Creek, as recorded in Map Book 47, Page 7, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co. Inc., by Caroline Little its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 22<sup>nd</sup> day of August, 2018.



Thompson Realty Co., Inc.

By Caroline Little

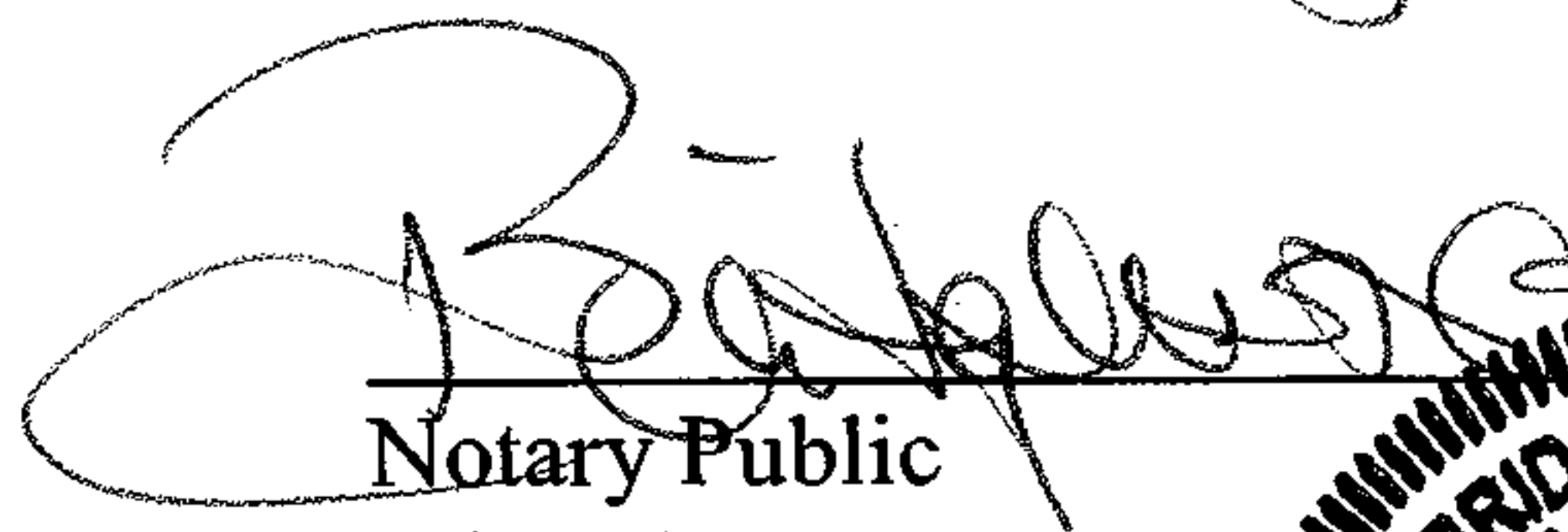
Its: Member

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline Little, whose name as its Member of Thompson Realty Co., Inc., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

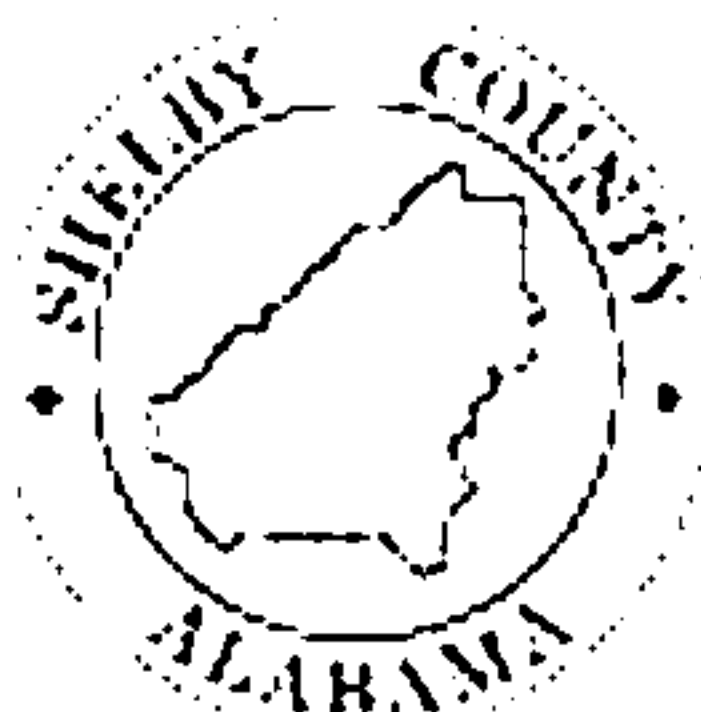
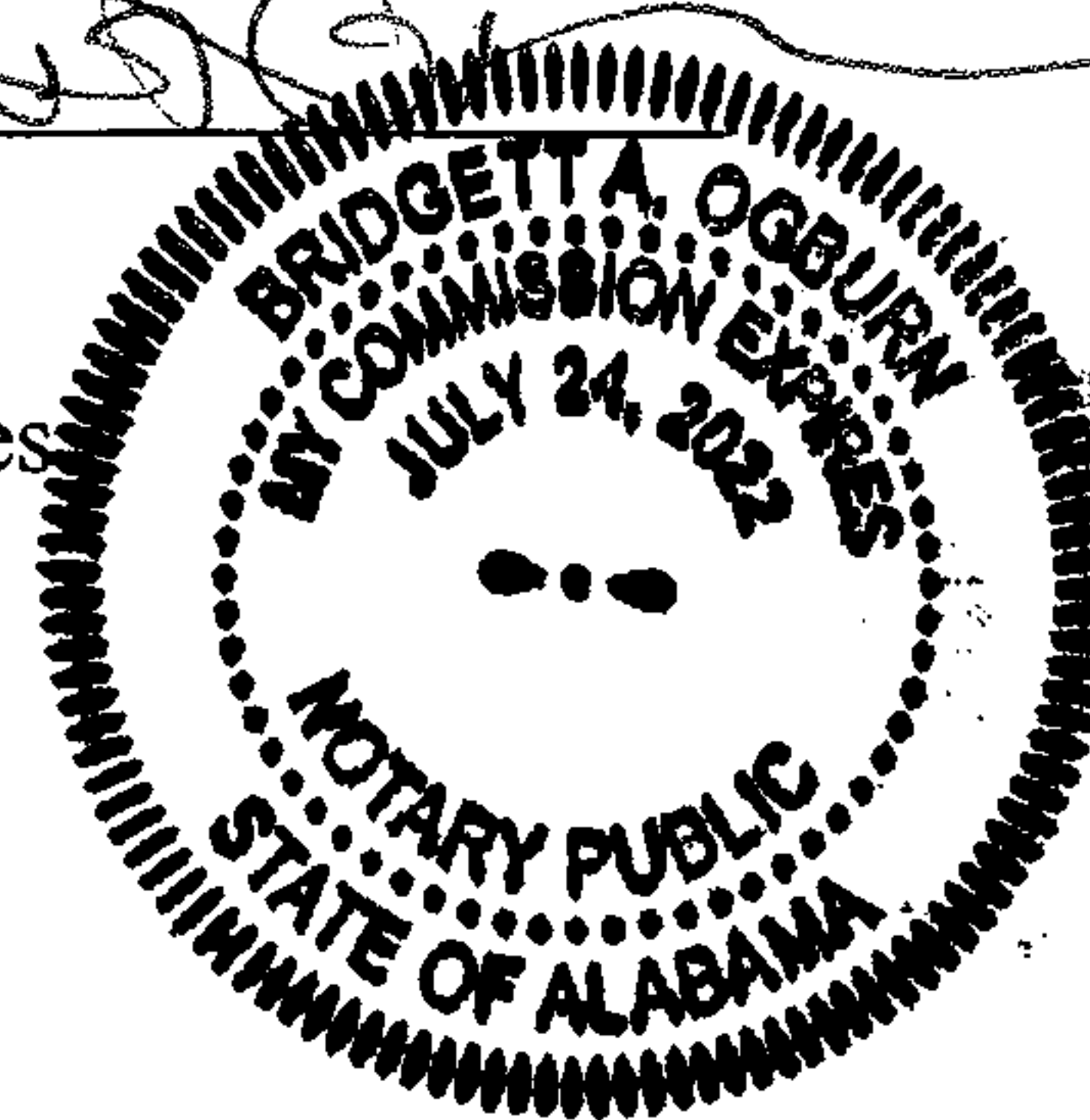
Given under my hand and official seal this the 22<sup>nd</sup> day of August 2018



Notary Public

Print Name:

Commission Expires



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/28/2018 04:05:56 PM  
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