

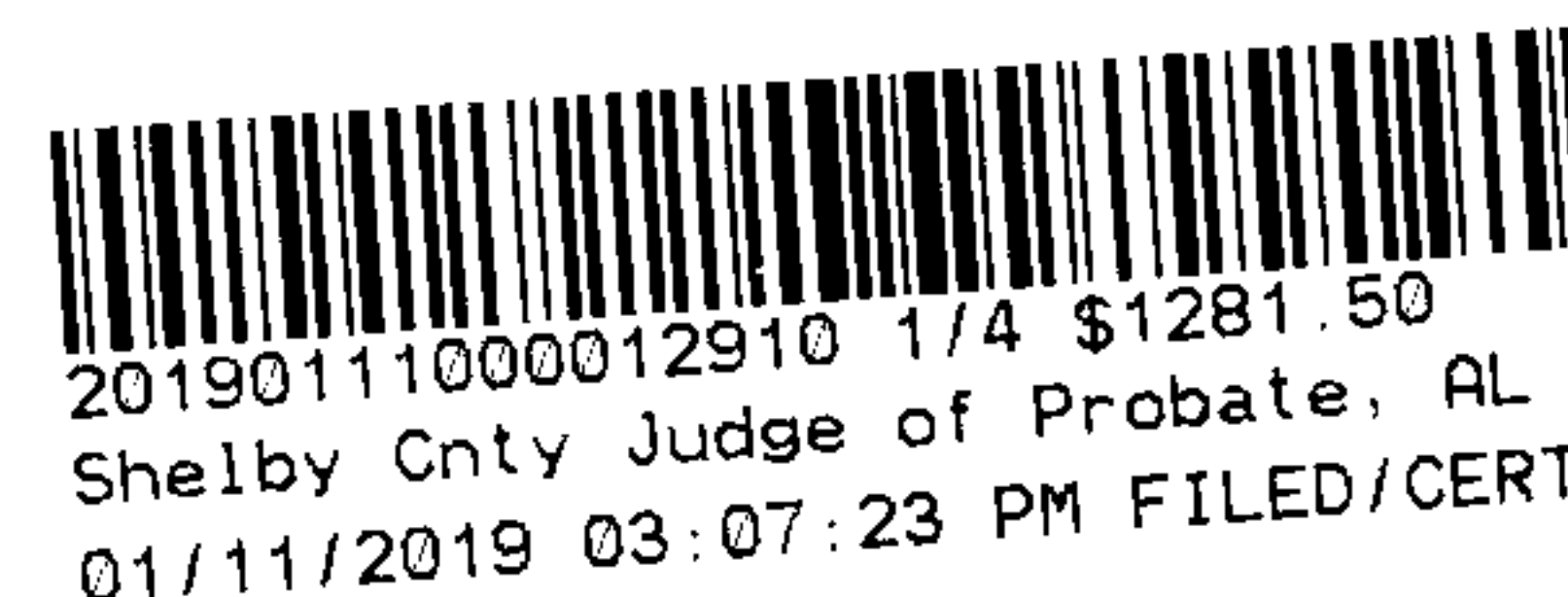
CORPORATION FORM WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney,
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 fax and voice telephone: 665-1211
 without benefit of title evidence.

Please send tax notice to:

Royal Manors & Associates LLC
 BX 985
 Alabaster, AL 35007

State of Alabama)
 County of Shelby)



Know all men by these presents, that in consideration of the reorganisation of corporate affairs, to the undersigned grantor, Stoney Ridge Development Corp, an Alabama corporation, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Stoney Ridge Development Co, of (herein referred to as grantor, whether one or more) does grant, bargain, sell, and convey unto Royal Manors & Associates LLC, of BX 985, Alabaster, AL 35007 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1

Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §23, Twp 21S, R3W, and run S along the E line of said $\frac{1}{4}$ 289.16 feet to a point on the N line of Green Valley Subdivision as recorded in Map Book 5, page 94 in the Shelby County Probate Office; thence turn 91° right and run W along the said N line of said Subdivision 575 feet to the Point of Beginning: Thence continue along last described course 579.15 feet to a point on the E right of way line of Alabama Highway 119; thence run 84°04'05" right to tangent and run N-NW along the arc of a highway curve to the left, having a central angle of 14°09'05" a radius of 1072.35 feet and a tangent of 133.24 feet, an arc distance of 265.12 feet to an existing property corner: thence run 105°17'33" right from tangent and run E along a monumented (by corners and fences) adversely occupied property line accepted by surveyor Conn 139.27 feet to an existing property corner; thence turn 6°20'35" right and run 150 feet to an existing property corner; thence turn 1°39' left and continue along adversely occupied property line 350 feet to an existing property corner; thence run 90°08'04 seconds right and run S 265.97 feet to the Point of

Beginning.

According to a Survey of Joseph E Conn, Jr, Ala Reg 9049, drawn 12 April 1987.

Parcel 2

Commence at the NE corner of the NE¼ of the NW¼ of §23, Twp 21S, R3W and run S along the E line of said ¼¼ 289.16 feet to a point on the N line of the Green Valley Subdivision as recorded in Map Book 5, Page 94 in the Shelby County Probate Office; thence turn 91° right and run W along the said N line of said subdivision 180.03 feet to the Point of Beginning: Thence continue along last described course 394.97 feet to an existing property corner; thence turn 90°00'19" right and run N 265.97 feet to an existing property corner along a monumented (by corners and fences) adversely occupied property line accepted by surveyor Conn; thence turn 89°51'56" right and run E along said adversely occupied property line 180.73 feet to an existing property corner; thence turn 00°48'17" right and continue along said property line 167.01 feet to an existing property corner; thence turn 0°32'06" right and continue along said adversely occupied line 47.23 feet to an existing property corner; thence turn 88°47'22" right and run S 263.41 feet to the point of beginning.

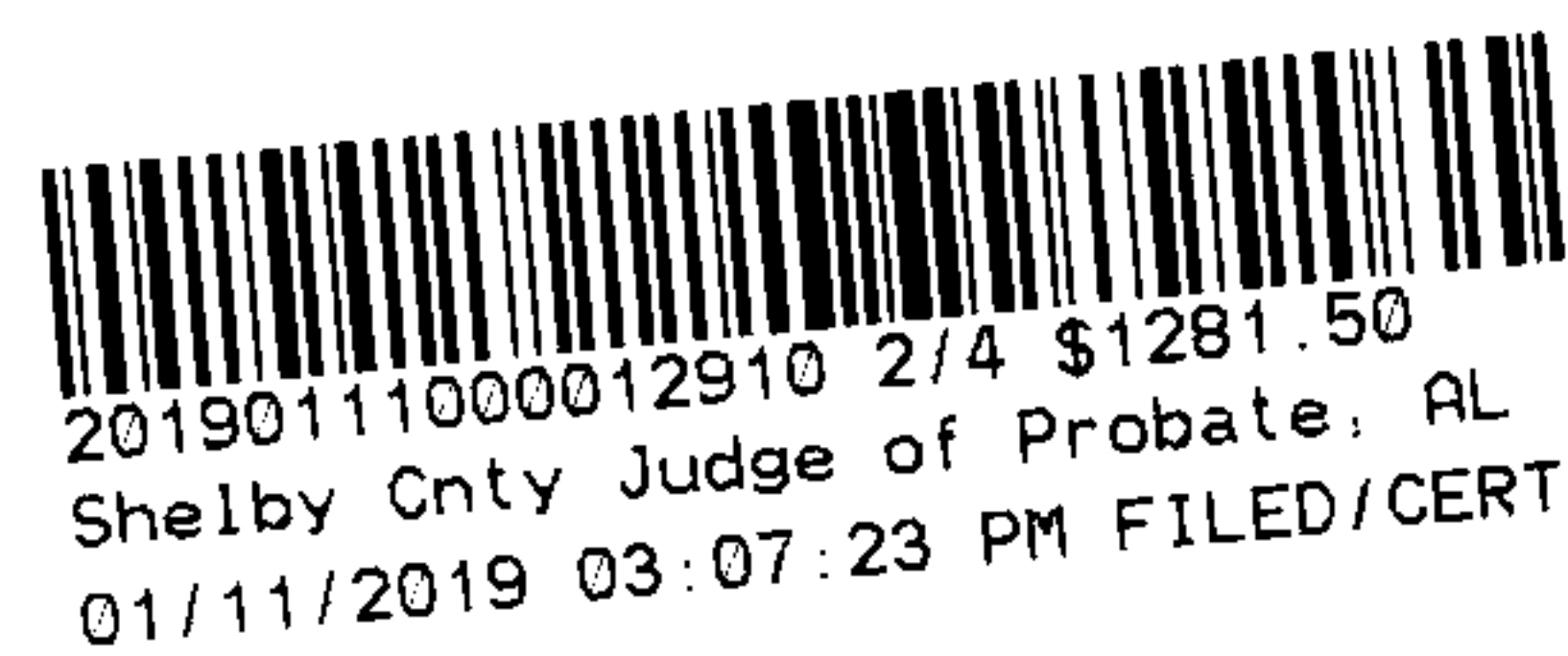
According to a Survey of Joseph E Conn, Jr, Ala Reg 9049, drawn 12 April 1987.

Source of title: A corporation form warranty deed between the parties executed 20 October 1999 and recorded 28 October 1999 at instrument number 1999:44358 of the Shelby County Alabama probate records.

It is the purpose of this conveyance to remove a restriction in the earlier conveyance between the same parties.

To have and to hold to the said grantee and its successors and assigns forever.

Stoney Ridge Development Corp, the said grantor, does for itself, its successors and assigns, covenant with the said grantee and its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, its successors and assigns forever, against the lawful claims of all persons.



in witness whereof, the said grantor, by Frances Walker, its president, who is authorized to execute this conveyance, hereto sets its signature and seal, this 11th January 2019.

Witness:

L. Mizon

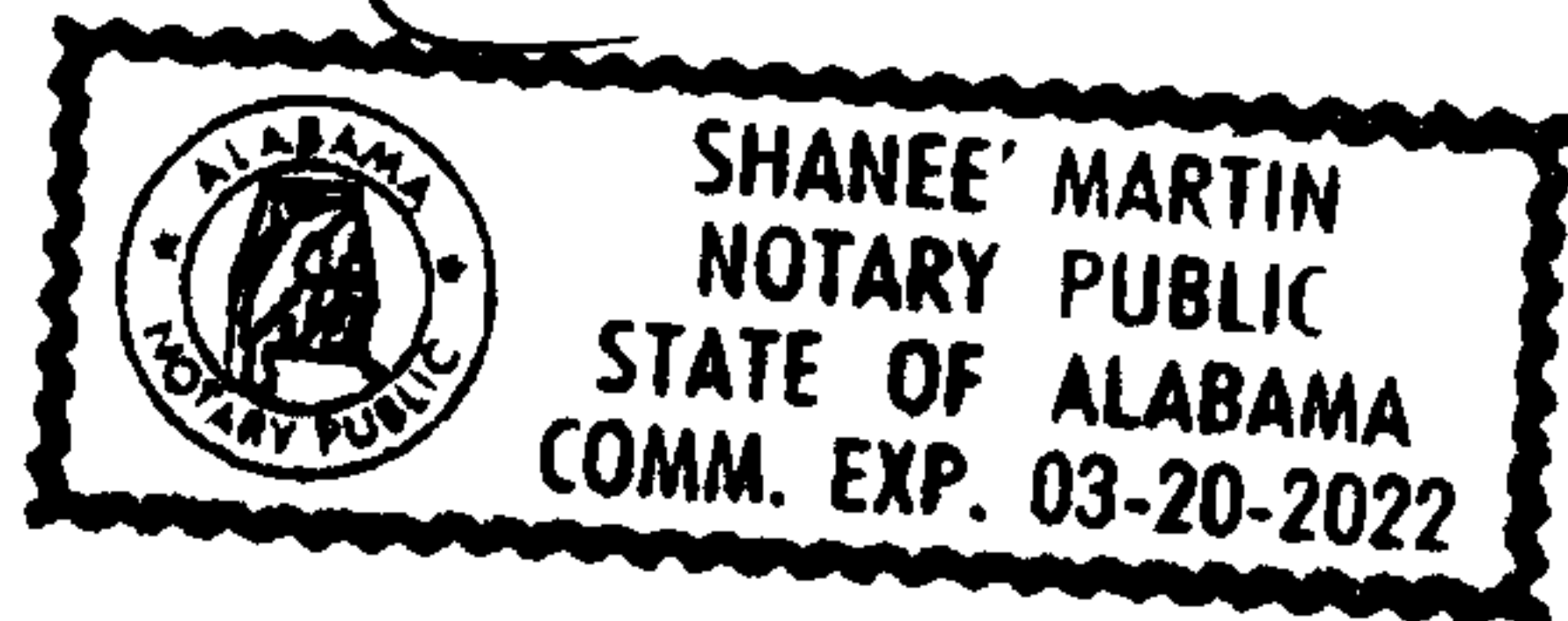
Frances Walker (Seal)
Stoney Ridge Development Corp
by Frances Walker, its President

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Frances Walker, whose name as President of Stoney Ridge Development Corp, a corporation, is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 11th January 2019.

Shanee' Martin
Notary public



20190111000012910 3/4 \$1281.50
Shelby Cnty Judge of Probate, AL
01/11/2019 03:07:23 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Stoney Ridge Dev. Corp.
Frances J. Walker
Mailing Address 2122 Pelham Pkwy, 103A
Pelham, AL 35124

Grantee's Name Royal Manners & Assoc., LLC
Fran Walker (Anderson)
Mailing Address P.O. Box 985
Alabaster, AL 35007

Property Address Green Valley Apartments
8218 Hwy 1195 #1
Alabaster, AL 35007

Date of Sale 10-28-1999
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1,257,290

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 Market Value 2018
Parcel ID 236232001001001 721,460
Parcel ID 236232001001002 535,830

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 1-11-2019

Print Royal Manners + Assoc., LLC
Fran Walker (Anderson)
Sign Fran Walker (Anderson)
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20190111000012910 4/4 \$1281.50
Shelby Cnty Judge of Probate, AL
01/11/2019 03:07:23 PM FILED/CERT

Form RT-1