

This Instrument was Prepared by:

Send Tax Notice To: Nathan M. Rehn

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

15235 Oak Hills Dr.
Prunedale, CA 93907

File No.: S-19-25199A

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Water Oak, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nathan M. Rehn**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

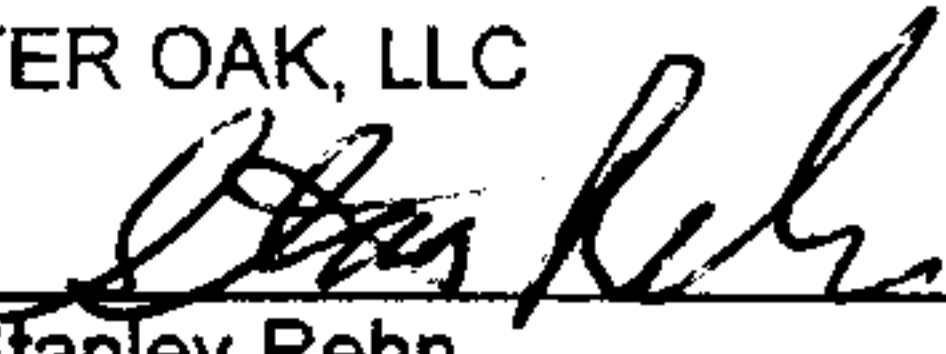
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of January, 2019.

WATER OAK, LLC


By Stanley Rehn
Managing Member

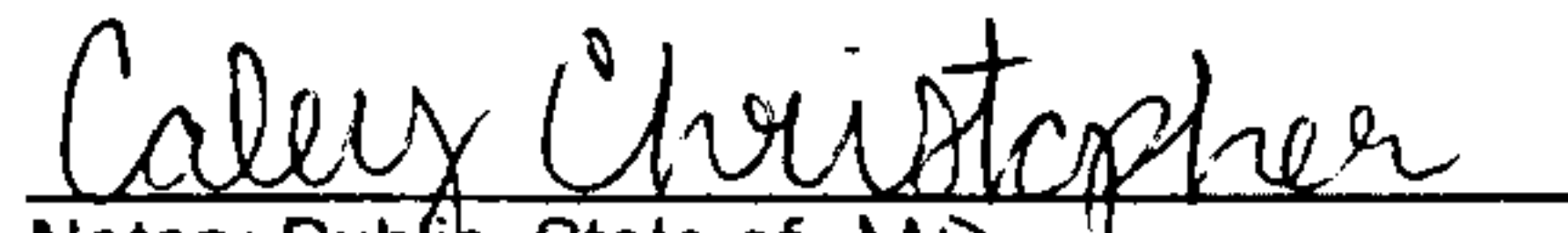

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Shelby Cnty Judge of Probate, AL
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State of Maryland

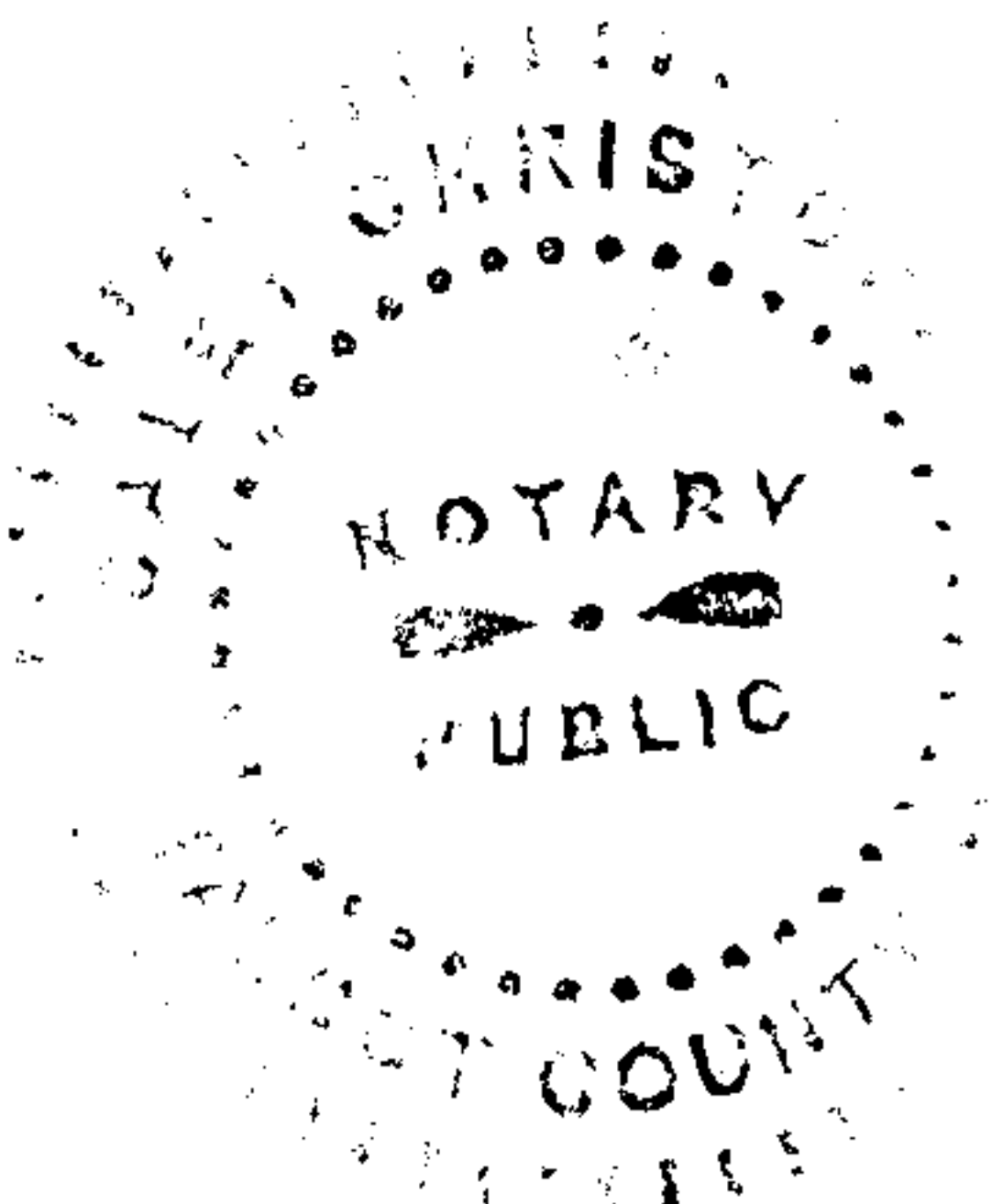
County of Talbot

I, Caley Christopher, a Notary Public in and for the said County in said State, hereby certify that Stanley Rehn as Managing Member for Water Oak, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2019.


Notary Public, State of MD

My Commission Expires: Feb. 12 2022



Shelby County, AL 02/06/2019
State of Alabama
Deed Tax: \$35.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 12, Township 21 south, Range 1 East; thence proceed North 90 degrees 00 minutes West for a distance of 805.39 feet; thence proceed South 17 degrees 30 minutes 29 seconds West, for a distance of 184.31 feet; thence proceed North 72 degrees 59 minutes 35 seconds West for a distance of 108.36 feet, to the East right of way line of Shelby County Highway No. 61; thence proceed South 17 degrees 55 minutes 18 seconds West, along said right of way line, for a distance of 457.08 feet to the point of beginning; thence proceed South 89 degrees 45 minutes 30 seconds East, for a distance of 149.75 feet; thence proceed South 14 degrees 50 minutes 05 seconds West, for a distance of 144.29 feet; thence proceed North 89 degrees 13 minutes 12 seconds for a distance of 157.44 feet, to the East right of way of said highway; thence proceed North 17 degrees 55 minutes 18 seconds East along said right of way for a distance of 145.00 feet to the point of beginning.

PARCEL II:

Said tract of land being better described as follows: Commence at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, and run southerly along the East line of said 1/4-1/4 section a distance of 509.15 feet; thence turn 91 degrees 14 minutes 17 seconds right and run westerly a distance of 748.52 feet; thence turn 101 degrees 44 minutes 41 seconds right and run northeasterly a distance of 506.19 feet; thence turn 04 degrees 56 minutes 24 seconds right and run northeasterly a distance of 766.45 feet; thence turn 103 degrees 04 minutes 15 seconds left and run northwesterly a distance of 714.05 feet to a point on the easterly right of way of Shelby County Highway No. 61; thence turn 77 degrees 11 minutes 07 seconds left and run southwesterly along said right of way a distance of 145.00 feet to the point of beginning of the following described property; thence continue along the last described course a distance of 145.00 feet; thence turn 102 degrees 48 minutes 53 seconds left and run easterly a distance of 150.00 feet; thence turn 77 degrees 11 minutes 07 seconds left and run northeasterly a distance of 145.00 feet; thence turn 102 degrees 48 minutes 53 seconds left and run northwesterly a distance of 150.00 feet to the point of beginning.

According to survey dated October 21, 1996 of M. D. Arrington, Reg. No. 10686.


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Real Estate Sales Validation Form

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

Grantor's Name	<u>Water Oak, LLC</u>	Grantee's Name	<u>Nathan M. Rehn</u>
Mailing Address	<u>615 Market St</u> <u>Denton, MD 21629</u>	Mailing Address	<u>15235 Oak Hills Dr</u> <u>Prunedale, CA 93907</u>
Property Address	<u>8590 South Main Street</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>January 30, 2019</u>
		Total Purchase Price	<u>\$35,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 of the assessor's current market value.

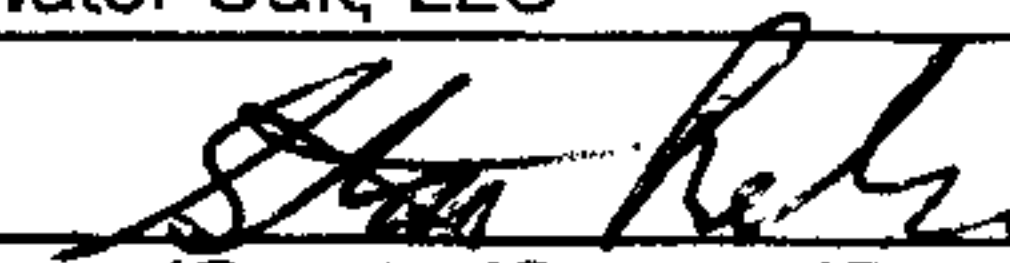
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 January 24, 2019

Print Water Oak, LLC

 Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1