

20190515000165350
05/15/2019 01:28:15 PM
DEEDS 1/4

Grantor's Name: Lakeview Park Properties, LLC
Mailing Address: 2526 Valleydale Road, Suite 100
Birmingham, AL 35244
Property Address: 19 Inverness Center Pkwy.
Birmingham, AL 35242

Grantee's Name: Byrom Properties, LLC
Mailing Address: 3110 Whitehall Road
Homewood, AL 35209

Date of Sale: 5/10/2019
Total Purchase Price \$1,480,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

This Instrument Was Prepared By:

Michael B. Odom
McGlinchey Stafford
505 North 20th Street, Ste. 800
Birmingham, Alabama 35203

Send Tax Notice To:

Byrom Properties, LLC
3110 Whitehall Road
Birmingham, AL 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Million Four Hundred Eighty Thousand and 00/100 DOLLARS (\$1,480,000.00) and other good and valuable consideration to the undersigned Grantor, Lakeview Park Properties, LLC, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Byrom Properties, LLC, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A.

A purchase money mortgage in the amount of \$1,480,000.00 is being executed simultaneously herewith.

SUBJECT TO:

1. Taxes and assessment for the year 2019 and subsequent years not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, right of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Easements, building lines and restrictions shown on Map Book 40, Page 73, Map Book 47, Page 76 and Map Book 48, Page 13.

4. Riparian rights incident to the premises.
5. Easements and rights-of-way recorded in Real 365, Page 837 and Inst. No. 1994-01479.
6. Declaration of Protective Covenants for Inverness Office Park recorded in Inst. No. 2005-15048.
7. Right-of-way to Bell South recorded in Inst. No. 1999-29883.
8. Agreement to City of Hoover recorded in Shelby Real 314, Page 561, Shelby Real 365, Page 876, Shelby Real 328, Page 64.
9. Rights-of-way granted to Alabama Power Company recorded in Deed Volume 180, Page 43; Deed Volume 126, Page 188; Deed Volume 109, Page 58; Deed Volume 320, Page 22 and Deed Volume 291, Page 75 and Shelby Real 93, Page 210 and Inst. No. 20160923000349250.
10. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Alabama Condominium Ownership Act, Section 35-8A-302 et. seq., Code of Alabama 1975, as set forth in the Declaration of Condominium of Lake Heather Offices at Inverness, a condominium, dated July 19, 2017, and recorded in Inst. No. 20170719000258140 as amended in First Amendment as recorded in 2019041000118020 in the Probate Office of Shelby County, Alabama; in the Articles of Incorporation of Lake Heather Offices at Inverness Owners Association, Inc., as recorded in Inst. No. 20170719000258150, in said Probate Office; and in the By Laws of Lake Heather Offices at Inverness Owners Association, Inc.

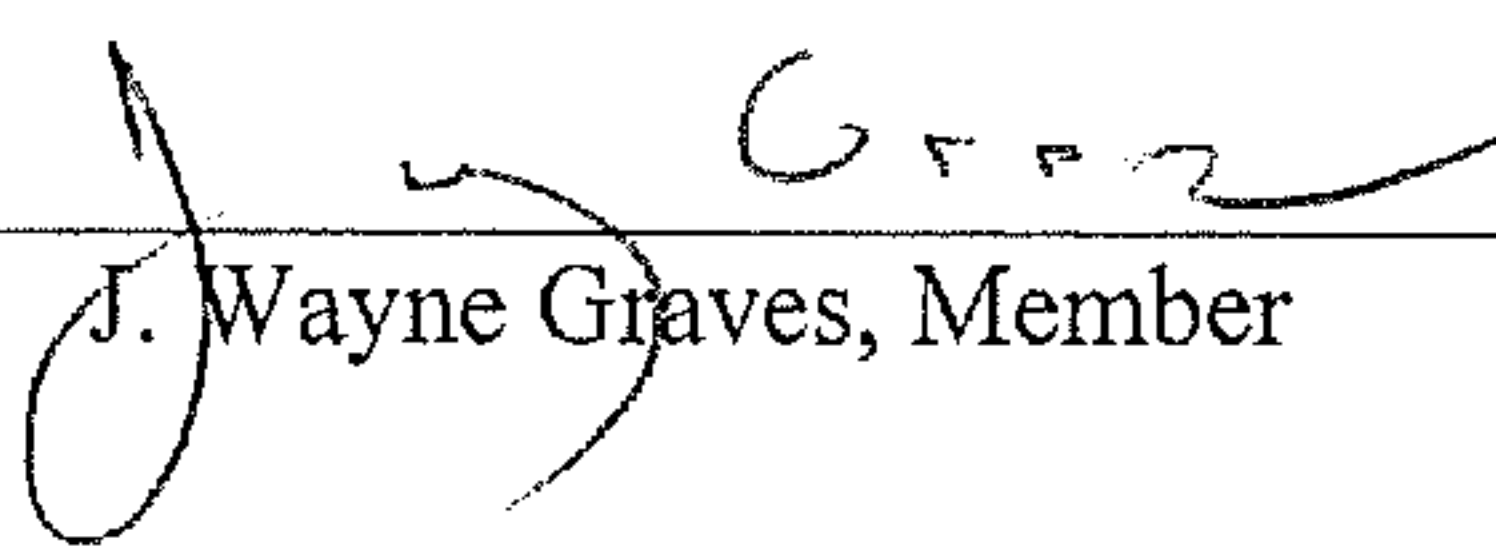
TO HAVE AND TO HOLD, the above described property unto Byrom Properties, LLC, its successors and assigns forever.

And Lakeview Park Properties, LLC, does for itself, its successors and assigns, covenant with Byrom Properties, LLC, 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 Byrom Properties, LLC, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 10th day of May, 2019.

LAKEVIEW PARK PROPERTIES, LLC

By: 
Marty Byrom, Member

By: 
J. Wayne Graves, Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Marty Byrom, whose name as Member of Lakeview Park Properties, LLC, 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 the instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 10th day of May, 2019.



M. ODOM
Notary Public
My Commission Expires: 11-2-22

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that J. Wayne Graves whose name as Member of Lakeview Park Properties, LLC, 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 the instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 10th day of May, 2019.



M. ODOM
Notary Public
My Commission Expires: 11-2-22

EXHIBIT A

LEGAL DESCRIPTION

Units 100, 150 and 200, 250, and 300, Building 19, in Lake Heather Offices at Inverness Phase II, a Condominium, as established by that certain Declaration of Condominium of Lake Heather Offices at Inverness, a Condominium, which is recorded in 201707190000258140, as amended in Inst. No. 2019041000118020 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 50, Page 86 A-D, in said Probate Office; the By-Laws of Lake Heather Offices at Inverness as recorded in Exhibit B of said Declaration of Condominium, together with an undivided interest in the Common Elements assigned to said Units, by said Declaration of Condominium of Lake Heather Offices at Inverness, a Condominium, as amended.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2019 01:28:15 PM
\$25.00 CHERRY
20190515000165350

Allen S. Bayl