

20190524000178650 1/4 \$165.50
Shelby Cnty Judge of Probate, AL
05/24/2019 10:30:24 AM FILED/CERT

This Instrument Prepared By:
Garry S. McAnnally
Garry S. McAnnally, LLC
Attorneys at Law
50 Wisteria Place
Millbrook, Alabama 36054
File No. 81049

Shelby County, AL 05/24/2019
State of Alabama
Deed Tax: \$141.50

LIMITED LIABILITY COMPANY STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Seventy Thousand (\$370,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration in hand paid by the GRANTEE(S) herein, the receipt and sufficiency of which is hereby acknowledged, **Myers Real Estate, LLC**, a(n) Alabama limited liability company, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **5E Property, LLC, an Alabama limited liability company** (herein referred to as GRANTEE(S)), his/her/their heirs and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

\$228,600.00 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, the aforesaid premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

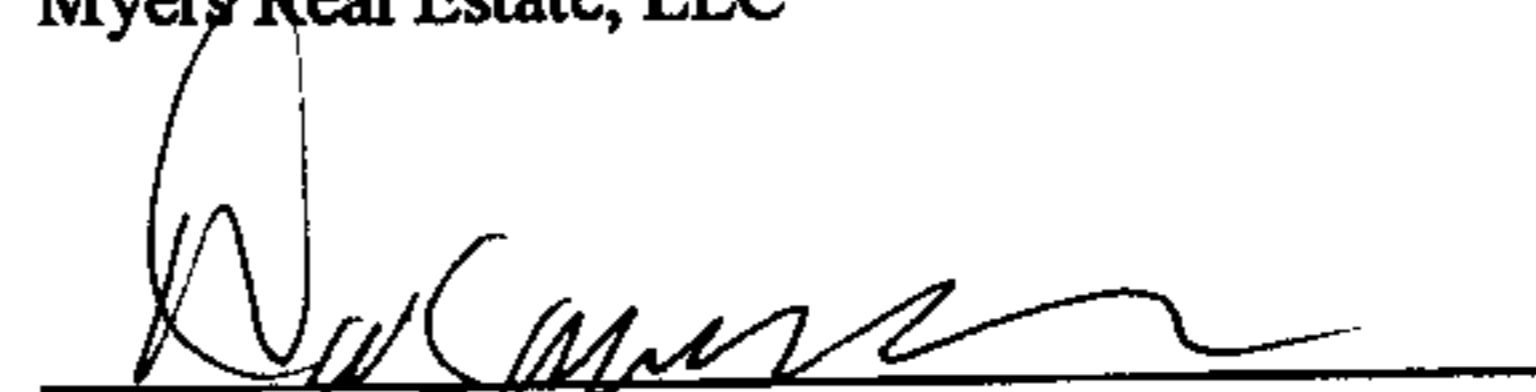
And GRANTOR does for itself, its successor and assigns, covenant with the said GRANTEE, his/her/their heirs and assigns, except as noted above, that at the time of the delivery of this conveyance, the premises were free from all encumbrances made by it and that it will WARRANT and DEFEND the same against the lawful claims and demands of all persons claiming, by, through, or under it but against none other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

File No. 81049

IN WITNESS WHEREOF, GRANTOR, by its Manager, David Myers, who is authorized to execute this conveyance, has hereto set its signature and seal this 16th day of May, 2019.

Myers Real Estate, LLC



By: David Myers
Its: Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that David Myers, whose name as Manager of Myers Real Estate, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Manager and with full authority, has executed the same voluntarily on behalf of said Company on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2019.

[SEAL]



Notary Public
My Commission Expires: _____
MY COMMISSION EXPIRES APRIL 08, 2022



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EXHIBIT "A"

Units 200 and 250, Building 1200, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument # 20040802000426220; and amended in Instrument # 20050113000020340, and further amended in Instrument # 20050819000428280; and By-Laws thereto as recorded in Instrument # 20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a Condominium. Said units being more particularly described in the floor plans and architectural drawings of Providence Park, Phase III, a Condominium, being attached to the Map and Survey of Providence Park, Phase III, a Condominium, as recorded in Map Book 35, Page 101, in said Probate Office. Situated in Shelby County, Alabama.



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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	Myers Real Estate, LLC	Grantee's Name	5E Property, LLC
Mailing Address	<u>1200 Providence Park, suite 200</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>3102 AL 14</u> <u>Millbrook, AL 36054</u>
Property Address	<u>Metes and Bounds 1200 Providence Park, Ste 200</u> <u>Shelby County, AL Birmingham, AL 35242</u>	Date of Sale	<u>05/17/19</u>
		Total Purchase Price	<u>370,000.00</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

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 _____	Appraisal _____
Sales Contract <u>X</u> _____	Other _____
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 5-17-19

Print Garry S. Myerly

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

