

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Lifetime Solution, LLC
1425 Richard Arrington Blvd., Suite 100
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

20191028000395260
10/28/2019 01:44:06 PM
DEEDS 1/5

That in consideration of One Hundred Forty-nine Thousand Nine Hundred Fifty-four and 56/100 (\$149,954.56) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **SAWABE PROPERTIES, LLC**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **LIFETIME SOLUTION, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

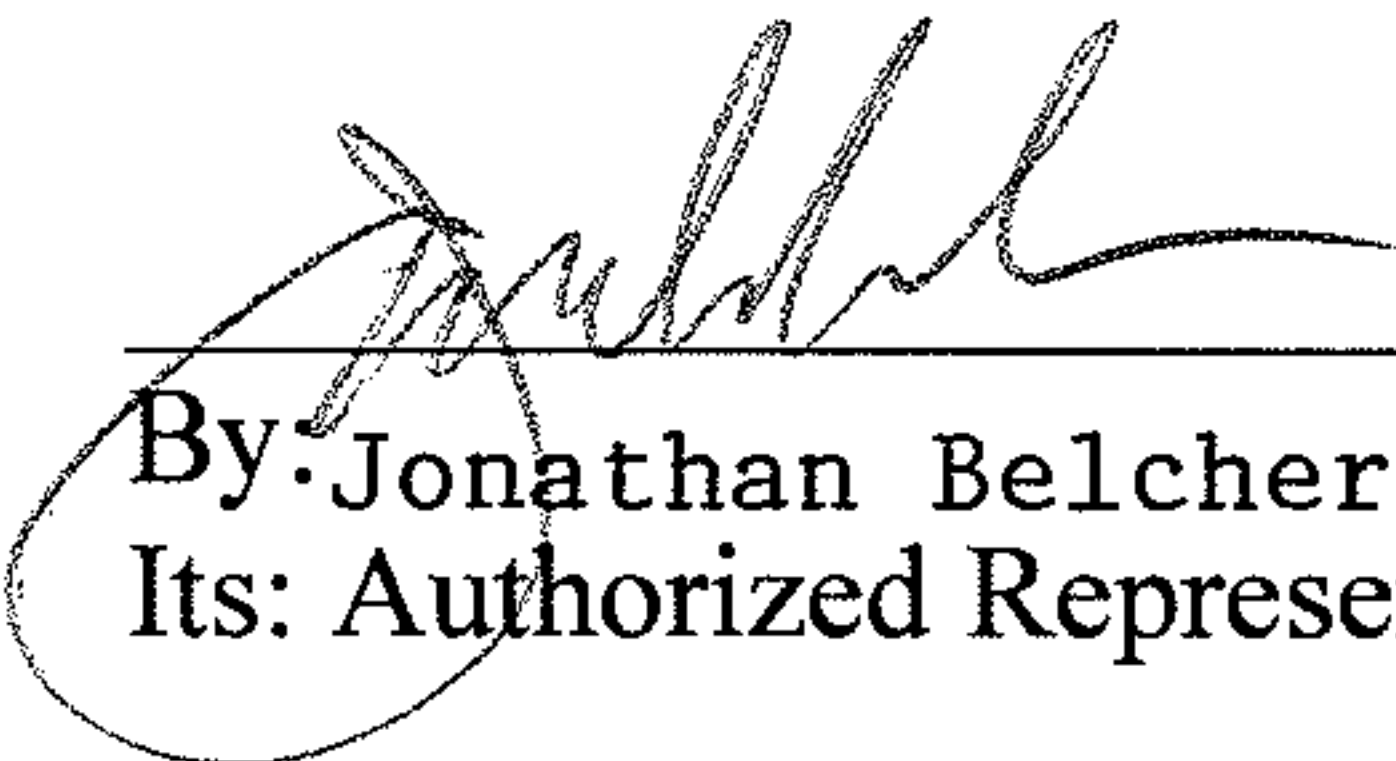
\$135,530.22 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, Jonathan Belcher who is authorized to execute this conveyance, has hereto set its signature and seal this 25th day of October, 2019.

SAWABE PROPERTIES, LLC


By: Jonathan Belcher
Its: Authorized Representative

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Belcher , as Authorized Representative of SAWABE PROPERTIES, LLC, an Alabama limited liability company, whose name 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, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 25th day of October, 2019.

My Commission Expires:


Notary Public

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

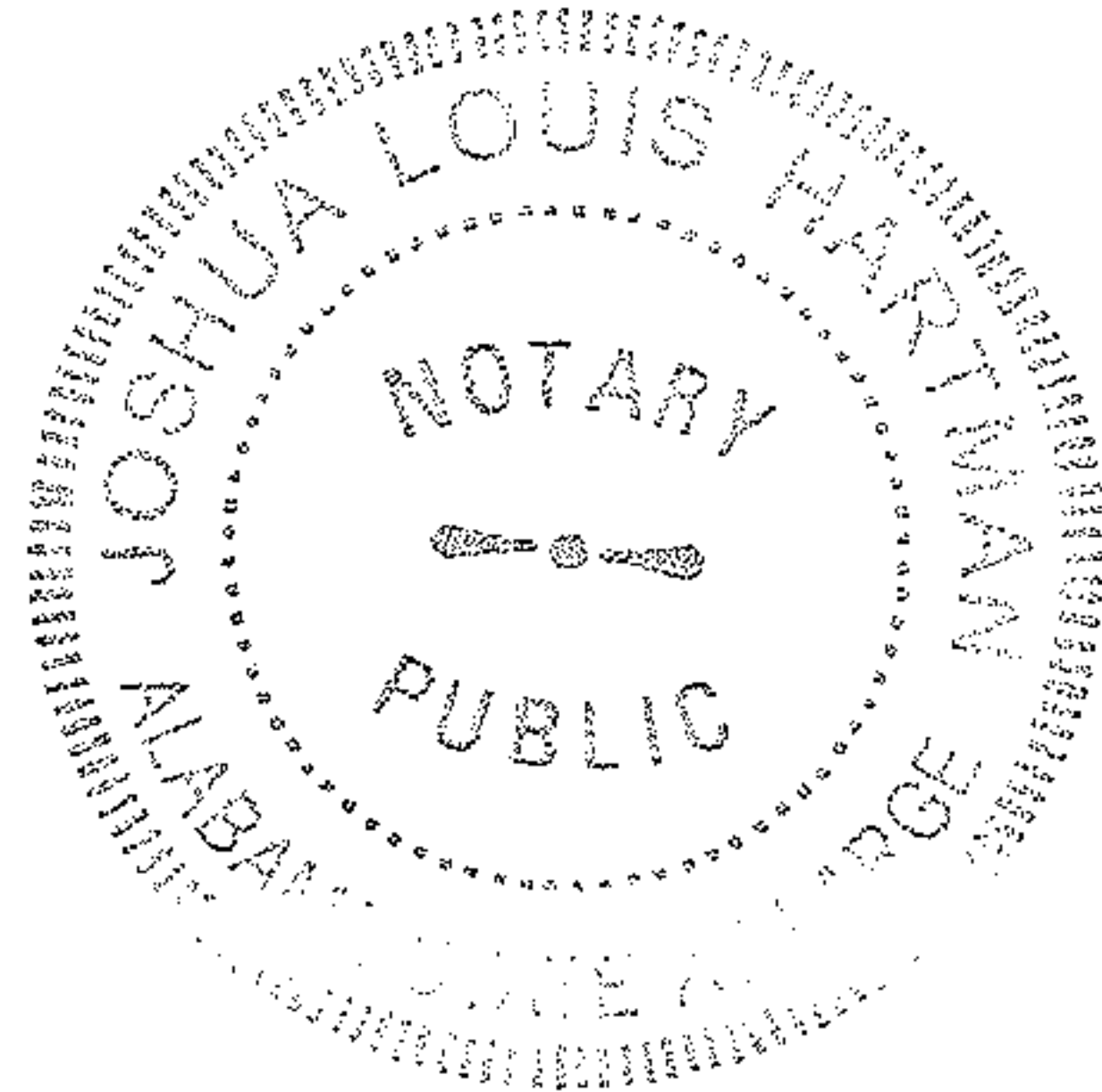


EXHIBIT "A"

Legal Description

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Property 1:

UNIT 1013, IN BUILDING 10 IN EDENTON OFFICE CONDOMINIUM, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 20070410000163990, THE FIRST AMENDMENT TO DECLARATION AS RECORDED IN INSTRUMENT 20070817000390020, AND THE SECOND AMENDMENT OF DECLARATION AS RECORDED IN 20100115000015260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "C" THERETO, AND AS RECORDED IN THE CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM, IN MAP BOOK 38, PAGE 74, AND 1ST AMENDED CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 11, AND 2ND AMENDED CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 91, AND ANY FUTURE AMENDMENTS THERETO, ARTICLES OF INCORPORATION OF EDENTON OFFICE CONDOMINIUM ASSOCIATION AS RECORDED IN INSTRUMENT 20070410000163970, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF EDENTON OFFICE CONDOMINIUM ASSOCIATION INC., ARE ATTACHED AS EXHIBIT "B" THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "D".

Property 2:

UNIT 1212, IN BUILDING 12 IN EDENTON OFFICE CONDOMINIUM, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 20070410000163990, THE FIRST AMENDMENT TO DECLARATION AS RECORDED IN INSTRUMENT 20070817000390020, AND THE SECOND AMENDMENT OF DECLARATION AS RECORDED IN 20100115000015260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "C" THERETO, AND AS RECORDED IN THE CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM, IN MAP BOOK 38, PAGE 74, AND 1ST AMENDED CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 11, AND 2ND AMENDED CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 91, AND ANY FUTURE AMENDMENTS THERETO, ARTICLES OF INCORPORATION OF EDENTON OFFICE CONDOMINIUM ASSOCIATION AS RECORDED IN INSTRUMENT 20070410000163970, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF EDENTON OFFICE CONDOMINIUM ASSOCIATION INC., ARE ATTACHED AS EXHIBIT "B" THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "D".

Property 3:

UNIT 112, IN BUILDING 1 IN EDENTON OFFICE CONDOMINIUM, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 20070410000163990, THE FIRST AMENDMENT TO DECLARATION AS RECORDED IN INSTRUMENT 20070817000390020, AND THE SECOND AMENDMENT OF DECLARATION AS RECORDED IN 20100115000015260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "C" THERETO, AND AS RECORDED IN THE CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM, IN MAP BOOK 38, PAGE 74, AND 1ST AMENDED CONDOMINIUM PLAT OF EDENTON OFFICE

CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 11, AND 2ND AMENDED CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 91, AND ANY FUTURE AMENDMENTS THERETO, ARTICLES OF INCORPORATION OF EDENTON OFFICE CONDOMINIUM ASSOCIATION AS RECORDED IN INSTRUMENT 20070410000163970, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF EDENTON OFFICE CONDOMINIUM ASSOCIATION INC., ARE ATTACHED AS EXHIBIT "B" THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "D".

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
6. 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, rights 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 or are shown in Schedule B.
7. Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of subdivision recorded Map Book 38, Page 74; Map Book 39, Page 11; Map Book 39, Page 91 and Ratification of Plat in Instrument No. 20070420000184550. We delete any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c).
8. Declaration of Edenton Office Condominium filed in Instrument No. 20070410000163990 in the Office of the Probate Judge, Shelby County, Alabama.
First Amendment to Declaration of Edenton Office Condominium filed in Instrument No. 20070817000390020 in the Office of the Probate Judge, Shelby County, Alabama.
Second Amendment to Declaration of Edenton Office Condominium filed in Instrument No. 20100115000015260 in the Office of the Probate Judge, Shelby County, Alabama.
9. Articles of Incorporation of Edenton Office Condominium Association, Inc., filed in Instrument No. 20070410000163970 in the Office of the Probate Judge, Shelby County, Alabama.
10. Restrictive Use Agreement filed in Instrument No. 20051024000550540 and Instrument No. 20061024000523460 in the Office of the Probate Judge, Shelby County, Alabama.
11. Easement for Grading and Slope Maintenance filed in Instrument No. 20060817000404390 in the Office of the Probate Judge, Shelby County, Alabama.
12. Easement to Alabama Power Company filed in Instrument No. 20060828000422250; Instrument No. 200612122000601060; Instrument No. 20061212000601460; Instrument No. 20070517000230870 and Instrument No. 20070517000231070 in the Office of the Probate Judge, Shelby County, Alabama.
13. Easement to Bellsouth Telecommunications, Inc., filed in Instrument No. 20060920000466950 and Instrument No. 20070125000038780 in the Office of the Probate Judge, Shelby County, Alabama.

14. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision filed in Instrument No. 20061212000601050 in the Office of the Probate Judge, Shelby County, Alabama.
15. Right of Way Easement to Alabama Power Company filed in Deed Book 126, Page 187 in the Office of the Probate Judge, Shelby County, Alabama.
16. Sanitary Sewer Easement to SWWC Utilities, Inc., filed in Instrument No. 2009126000023550 in the Office of the Probate Judge, Shelby County, Alabama.
17. Roadway Easement Agreement filed in Instrument No. 20051024000550530 in the Office of the Probate Judge, Shelby County, Alabama.
18. Roadway Easement Agreement filed in Instrument No. 20061024000523450 in the Office of the Probate Judge, Shelby County, Alabama.
19. Declaration of Roadway and Utility Easement filed in Instrument No. 20070216000072L20 in the Office of the Probate Judge, Shelby County, Alabama.
20. Articles of Organization of Cahaba Beach Investments, LLC filed in Instrument No. 20050519000243280 in the Office of the Probate Judge, Shelby County, Alabama.

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>Sawabe Properties, LLC</u>	Grantee's Name	<u>Lifetime Solution, LLC</u>
Mailing Address	<u>3545 Market Street</u> <u>Hoover, AL 35226</u>	Mailing Address	
Property Address	<u>Unit 1013, 1212, and 112</u> <u>Edenton Street</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>October 25, 2019</u>
		Total Purchase Price	<u>\$149,954.56</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 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: 10/25/2019

☐ Unattested
☐ (verified by) _____

Print: Joshua L. Hartman
Sign _____
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2019 01:44:06 PM
\$48.50 CHERRY
20191028000395260

Allen S. Boyd