

SEND TAX NOTICE TO:
S&P LLC
1500 Southlake Park
Suite 250
Birmingham, AL 35244

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Four Thousand Nine Hundred Eighty dollars & no cents (\$284,980.00) To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Michael F. Seals, a married man (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto S&P LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A ONE-STORY CONDOMINIUM BUILDING UNIT WITH A FINISHED FLOOR ELEVATION OF 506.20 FEET (NAVD 1988) LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 2 WEST, CITY OF HOOVER, SHELBY COUNTY, ALABAMA, TO BE KNOWN AS BUILDING 1500, UNIT 250, SOUTHLAKE PARK, PHASE I, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 2 WEST, CITY OF HOOVER, SHELBY COUNTY, ALABAMA; THENCE RUN WESTERLY ALONG THE QUARTER-QUARTER LINE A DISTANCE OF 313.40 FEET; THENCE CONTINUE WESTERLY ALONG THE QUARTER-QUARTER LINE A DISTANCE OF 997.12 FEET ALONG THE NORTHERLY LINE OF NARZ ESTATES AS RECORDED IN MAP BOOK 8, PAGE 155 AND WILDWOOD PARK AS RECORDED IN MAP BOOK 5, PAGE 78, BOTH IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RIGHT 7°59'35" NORTHWESTERLY A DISTANCE OF 244.95 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VALLEYDALE ROAD (SHELBY COUNTY ROAD NO. 17); THENCE RIGHT 69°31'48" TO THE CHORD OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY WITH A RADIUS OF 6287.09 FEET AND A CENTRAL ANGLE OF 00°42'52"; THENCE RUN NORTHEASTERLY, THEN NORTH-NORTHEASTERLY 78.40 FEET ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VALLEYDALE ROAD, THENCE TURN RIGHT 90°00'00" FROM THE TANGENT OF SAID CURVE SOUTHEASTERLY AND RADIAL TO SAID CURVE A DISTANCE OF 86.81 FEET; THENCE LEFT 00°13'22" SOUTHEASTERLY 2.96 FEET; THENCE LEFT 90°00'00" NORTHEASTERLY A DISTANCE OF 10.00 FEET; THENCE CONTINUE ALONG THE SAME COURSE NORTHEASTERLY 29.9 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY 29.9 FEET; THENCE RIGHT 90°00'00" SOUTHEASTERLY 50.00 FEET; THENCE RIGHT 90°00'00" SOUTHWESTERLY 29.9 FEET; THENCE RIGHT 90°00'00" NORTHWESTERLY 50.00 FEET TO THE POINT OF BEGINNING.
SITUATED IN SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No.

1059, Page 1732 1975 Code of Alabama.

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2000-7407 in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company as recorded in Deed 129, Page 572 and Deed 216, Page 103.

Right of Way to Alabama Power Company as recorded in Book 219, Page 734 and Instrument 2007-49686.

Right of Way to Shelby County as recorded in Deed 177, Page 38.

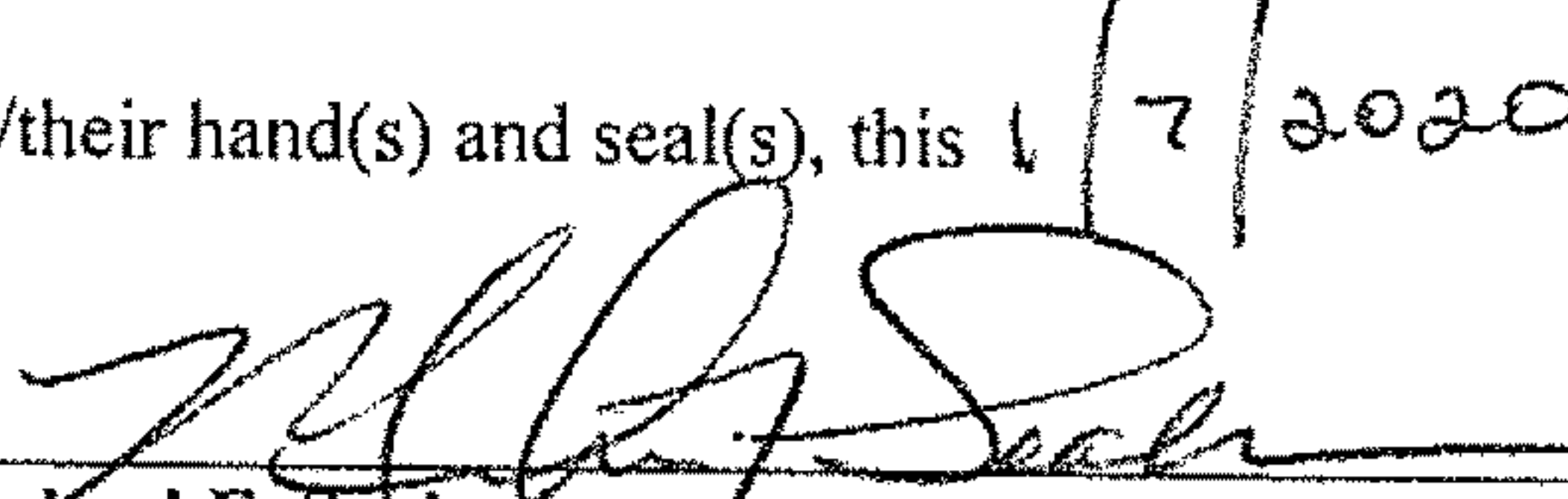
Covenants recorded in Instrument 2006-49730.

Declaration of Condominium recorded as Instrument #20080731000309270; First amendment filed Instrument #20081211000463630; Second Amendment filed 20090928000368020; Third Amendment filed Instrument *20091030000406130; Fourth Amendment filed Instrument #20101119000389370; Fifth Amendment filed Instrument #2011091900027600; Sixth Amendment filed Instrument #20120420000136540; Seventh Amendment filed Instrument #20160216000048850.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this 1/7/2020

 (Seal)
Michael F. Seals

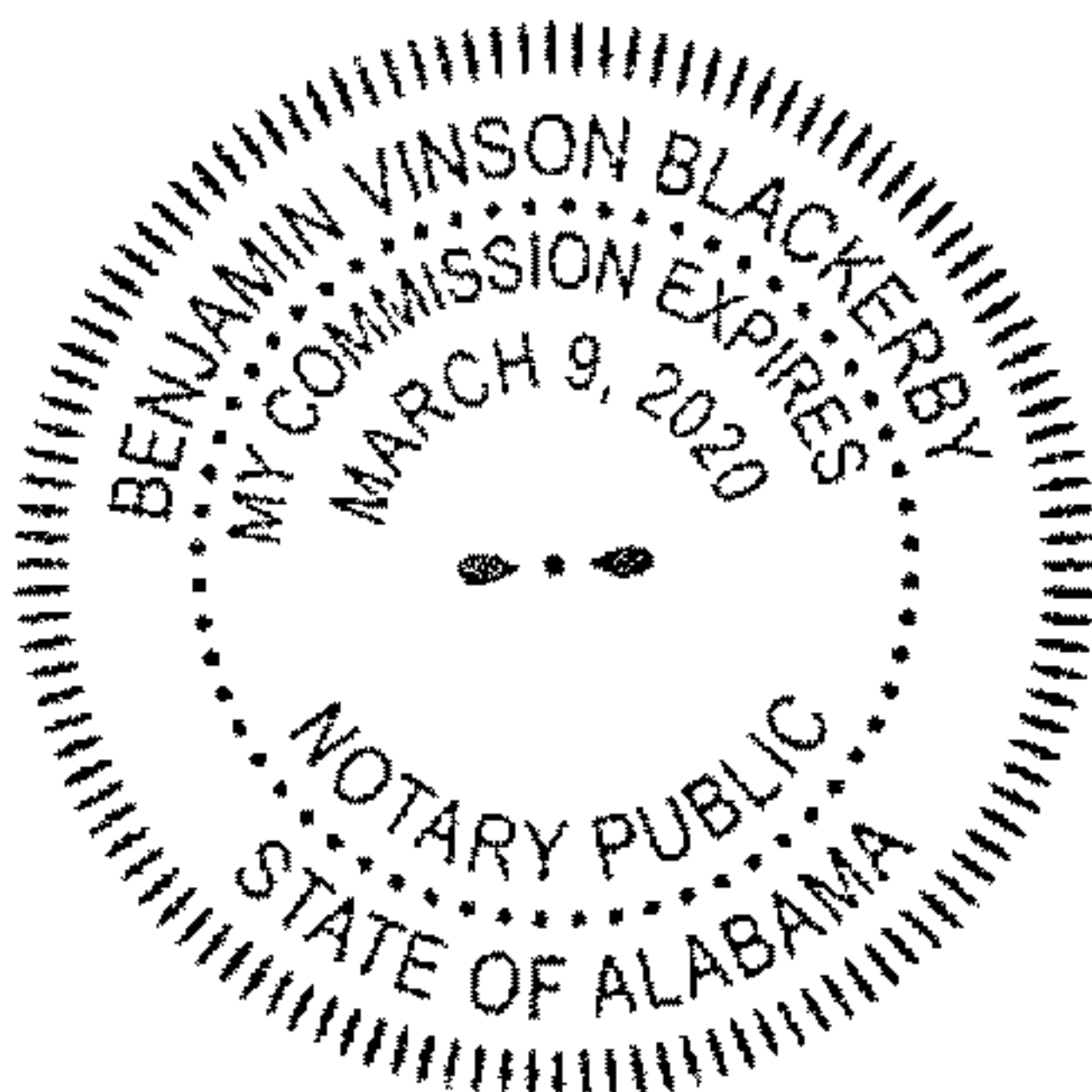
STATE OF ALABAMA

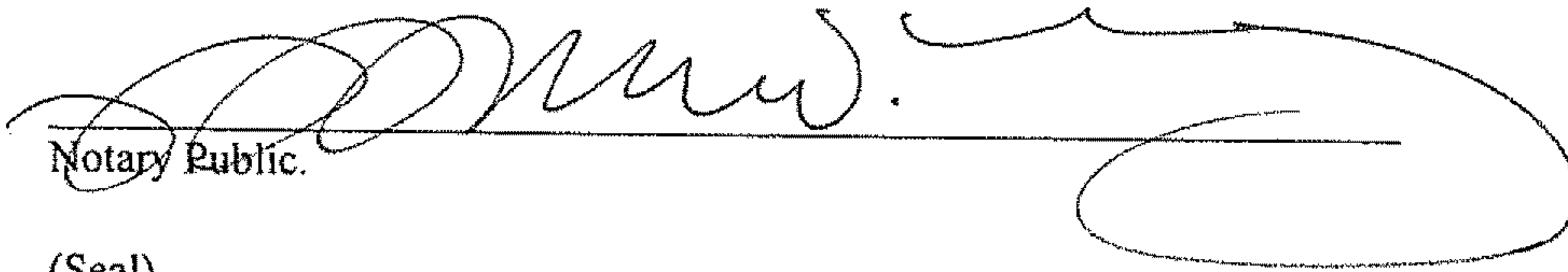
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael F. Seals**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2020




Notary Public.

(Seal)

My Commission Expires: 3-9-20

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Michael F. Seals

Grantee's Name S&P LLC

Mailing Address 1500 Southlake Park, Ste. 250
Birmingham, AL 35244

Mailing Address 1500 Southlake Park, Suite 250
Birmingham, AL 35244

Property Address 1500 Southlake Park, Suite 250,
Alabama, Alabama 35244

Date of Sale January 7, 2020

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

5,284,980.00

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

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 1/7/2020

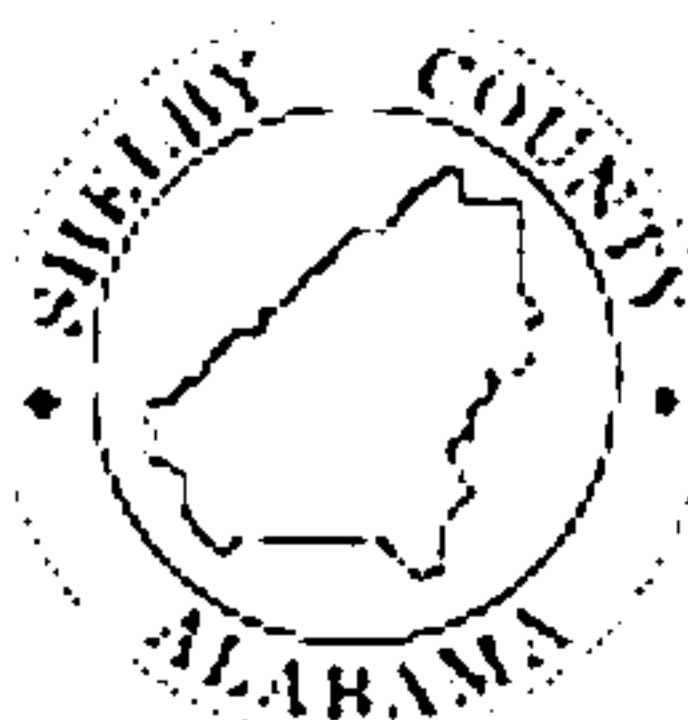
Print S&P LLC

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2020 03:35:25 PM
\$313.00 CATHY
20200108000012050

Allen S. Bayl