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DEEDS 1/4

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Lake Davidson Properties, LLC
P.O. Box 824
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this March 2, 2020, That for and in consideration of **ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100 (\$109,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **JACOB M. KLEIMAN, an unmarried person, and KATINA HALL (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS KATINA M. KLEIMAN), an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **LAKE DAVIDSON PROPERTIES, LLC**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 20, Block C, according to the amended map of Fox Haven, First Sector, as recorded in Map Book 7, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

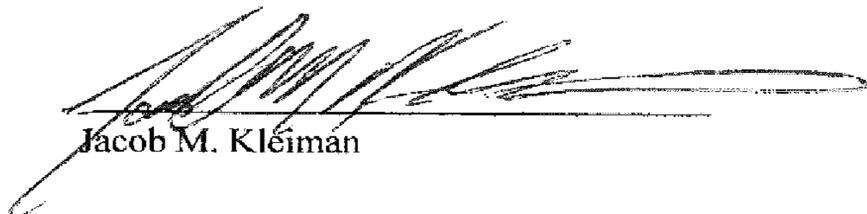
1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 7, Page 86.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of February 28, 2020.

GRANTOR:


Jacob M. Kleiman

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jacob M. Kleiman, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jacob M. Kleiman executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of February ____, 2020.

_____, Notary Public

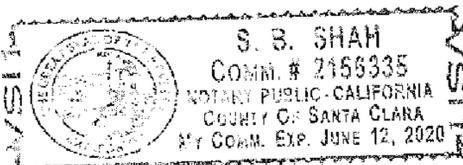
My Commission Expires: _____

[Affix Seal Here]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

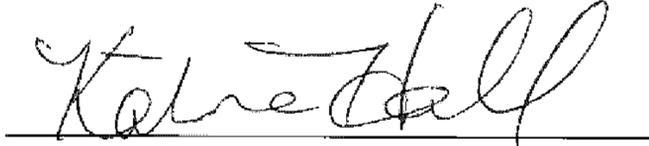
State of California, County of Santa Clara
On 2/28/2020 before me, S. B. Shah
Notary Public, personally appeared Jacob M. Kleiman
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the Laws of the State of California
that the foregoing is true and correct.
WITNESS my hand and official seal. S. B. Shah



My Commission Expires
12th June 2020

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 2, 2020.

GRANTOR:

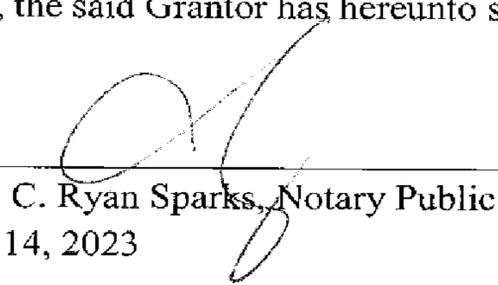


Katina Hall (who is one and the same person formerly known as Katina M. Kleiman)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Katina Hall (who is one and the same person formerly known as Katina M. Kleiman), whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Katina Hall (who is one and the same person formerly known as Katina M. Kleiman) executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 2, 2020.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2023



