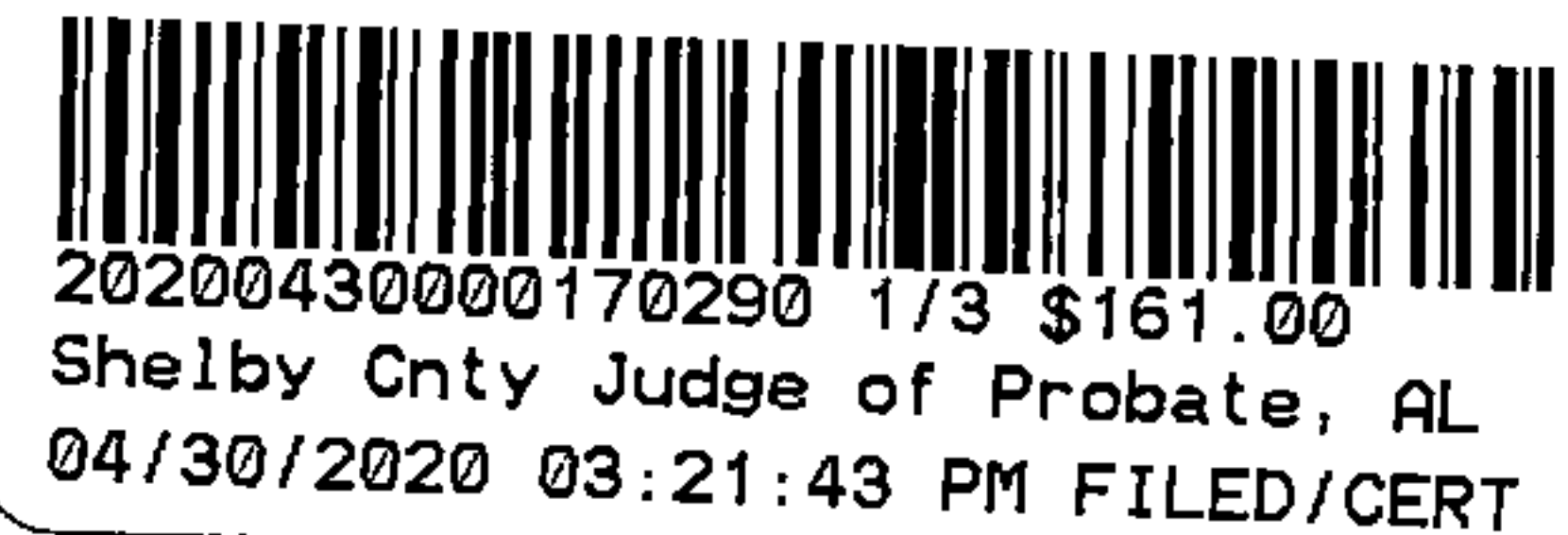


State of Alabama)
Jefferson County)



Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of tree hundred seventy thousand and no/100 dollars (\$370,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Mason William Segers and Carl Jacob Segers, as Co- Personal Representatives of the Estate of Michael W. Segers, deceased, (Shelby County Probate Case PR-2016-000642) (Grantors) whose address is 6301 Colgate Road, Jacksonville, Florida 32217 (Grantors) do grant, bargain, sell and convey unto Donald R. Colvard, Linda R. Colvard, J. Daniel Layfield and Cortney P. Layfield (Grantees) whose address is 241 Saddle Like Drive, Alabaster, Alabama 35007 as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Unit 2, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533; First Amendment to Declaration as recorded in Instrument 1996-2149; Second Amendment to the Declaration as recorded in Instrument 2000-17433; Third Amendment to the Declaration as recorded in Instrument 2001-33976; Fourth Amendment to Declaration as recorded in 2001-50962, in the Probate Office of Shelby County, Alabama and any amendments thereto, to which Declaration of Condominium a Plan is attached as Exhibit "B" and recorded as Saddle Lake Farms Condominium as recorded in Map Book 20, pages 20 A & B, and Exhibit "B" to the Second Amendment, recorded as Saddle Lake Farms Second Addition in Map Book 28, page 76, and Exhibit "B" to Third Amendment, and recorded as Saddle Lake Farms, Second Addition-Phase 2 in Map Book 29, page 26 and Exhibit "B" to the Fourth Amendment and recorded as Saddle Lake Farms, Second Addition-Phases 3, 4, 5, 6 and 7 in Map Book 29, page 34 and to which said Declaration of Condominium the Articles of Incorporation of Saddle Lake Farms Association, Inc. is attached as Exhibit "C" and also recorded in Instrument 1995-17530; the By-Laws of Saddle Lake Farms Association, Inc. attached as Exhibit "D", First Amendment to the By-Laws as recorded in Instrument 20050816000420310; Second Amendment to By-Laws as recorded in Instrument 20070425000191120; Third Amendment to By-Laws as recorded in Instrument 20070711000325910 and Fourth Amendment to By-Laws as recorded in Instrument 20071221000533410; Fifth Amendment to By-Laws recorded in Instrument 20161010000373490, together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium and amendments thereto.

aka 241 Saddle Lake Drive, Alabaster, Alabama 35007

Subject to:

Taxes due October 1, 2020, and thereafter

Restrictions as shown by recorded map.

The rights of upstream and downstream riparian owners with respect to Saddle Lake, bordering subject property.

First Option to purchase as set out in the Declaration of Condominium recorded in Instrument 1995-17533 and Amendment to Offering Statement recorded in Instrument 1996-21492, in the Probate Office of Shelby County, Alabama.

Restrictions, Conditions, Limitation, Easements, Mineral and Mining Rights and Rights incident thereto and Release of Damages recorded in Volume 333, page 621; Volume 333, page 623 and Volume 333, page 626 and amended in Instrument 1996-21491 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Volume 7, page 401 and Volume 12, page 188, in the Probate Office of Shelby County, Alabama.

Right of way to L & N Railroad, recorded in Volume 18, page 306, in the Probate Office of Shelby County, Alabama.

Right of way to South Central Bell, recorded in Volume 342, page 227; Real 188, page 854 and Real 25, page 793, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 343, page 920; Real 28, page 762 and Real 28, page 765, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 1997-15375, in the Probate Office of Shelby County, Alabama.

Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of Saddle Lake Farms Condominium, a condominium recorded in Instrument 1995-17533; Second

Amendment to the Declaration as recorded in Instrument 2000-17433; Third Amendment to the Declaration as recorded in Instrument 2001-33976; Fourth Amendment to Declaration as recorded in 2001-50962 and in the By-Laws of Saddle Lake Farms Association, Inc., as set out in the Declaration of Condominium as Exhibit "D"; First Amendment to the By-Laws as recorded in Instrument 20050816000420310; Second Amendment to By-Laws as recorded in Instrument 20070425000191120; Third Amendment to By-Laws as recorded in Instrument 20070711000325910 and Fourth Amendment to By-Laws as recorded in Instrument 20071221000533410; Fifth Amendment to By-Laws recorded in Instrument 20161010000373490 and in the Articles of Incorporation of South Lake Farms Association, Inc. as set out in Declaration as Exhibit "C" and recorded in Instrument 1995-17530, in said Probate Office of Shelby County, Alabama.

Easement for pedestrian and vehicular ingress and egress as recorded in Instrument 20040730000424360 in said Probate Office of Shelby County, Alabama.

Easement for ingress and egress within the streets and roadways as recorded in Instrument 2002-9617 and revised in Instrument 20020712000325950, in the Probate Office of Shelby County, Alabama.

Agreement for Access Easement as recorded in Instrument 1998-39445 and in Instrument 20040730000424370, in the Probate Office of Shelby County, Alabama.

Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company as recorded in Instrument 20050809000393940, in the Probate Office of Shelby County, Alabama.

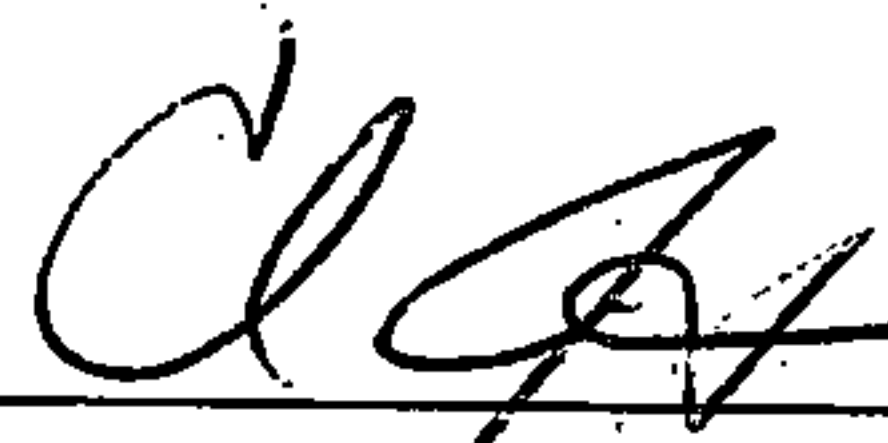
Acceptance of Resolution for Traffic Enforcement in Saddle Lake Farms as recorded in Instrument 20090213000051200, in the Probate Office of Shelby County, Alabama.

Agreement for Right of way and ingress/egress easements as recorded in Instrument 1997-36124; Instrument 1997-36125 and Instrument 1997-36126, in the Probate Office of Shelby County, Alabama.

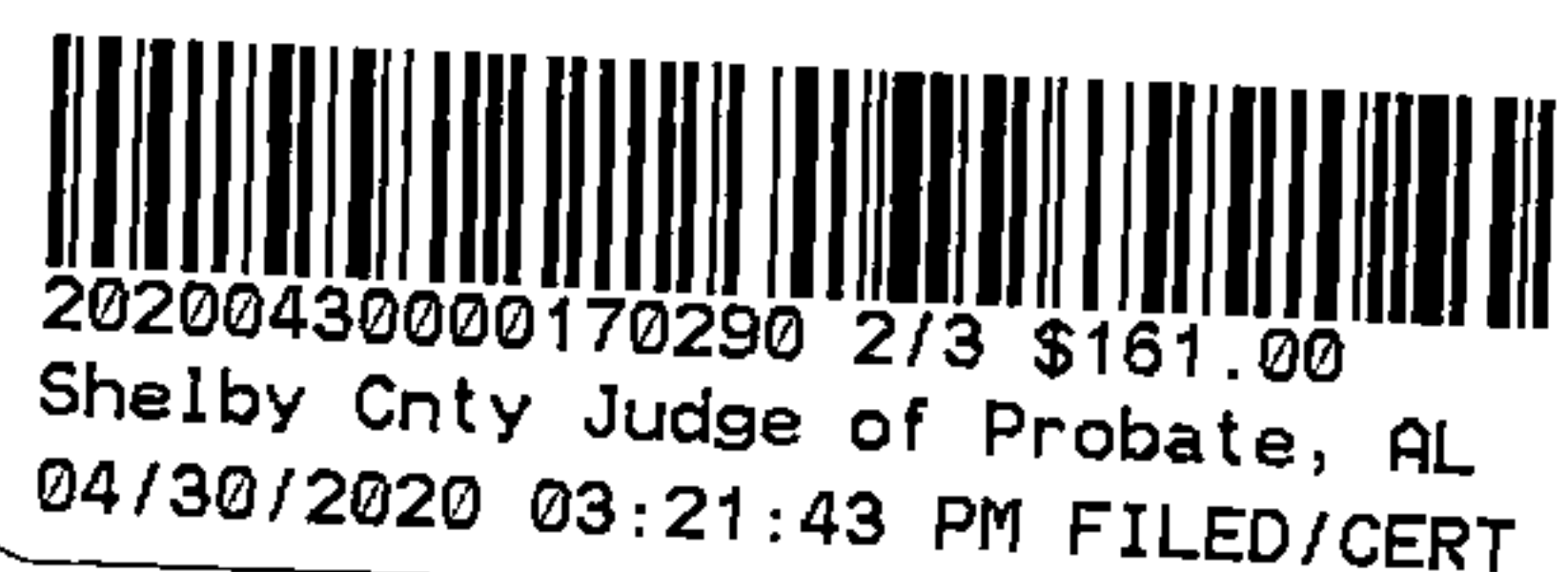
\$240,000.00 of the consideration was paid from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the ____ day of April, 2020,



Carl Jacob Segers, as Co- Personal Representative of the Estate
of Michael W. Segers, deceased, (Shelby County Probate Case PR-2016-000642)



MW Segers

Mason William Segers, as Co-/Personal Representative of the
Estate of Michael W. Segers, deceased, (Shelby County Probate Case PR-2016-000642)

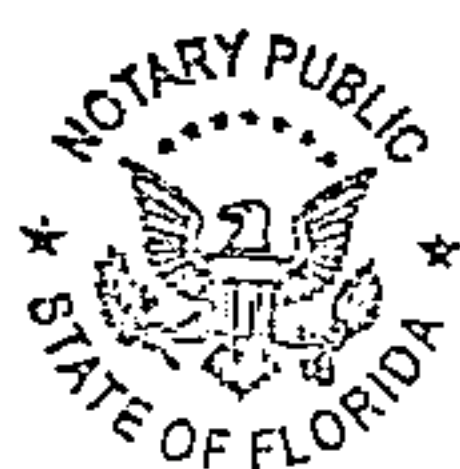
STATE OF FLORIDA

COUNTY OF DUVAL

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mason William Segers and Carl Jacob Segers, whose names as Co- Personal Representatives of the Estate of Michael W. Segers, deceased, (Shelby County Probate Case PR-2016-000642) signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they in their capacity as said Co-Personal Representatives and with full authority executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal of office this 27th day of April, 2020

MUST AFFIX SEAL



THOMAS W PEARCE
Commission # GG 182469
Expires February 4, 2022
Bonded Thru Budget Notary Services

Thomas W. Pearce

Notary Public

Commission Expires: 02-04-2022

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205-879-3400
File 220098

Send Tax Notice To:
Donald R. Colvard & Linda R. Colvard
J. Daniel Layfield & Cortney P. Layfield
241 Saddle Lake Drive
Alabaster, Alabama 35007
22-3-05-4-991-002.000

Shelby County, AL 04/30/2020
State of Alabama
Deed Tax: \$130.00

20200430000170290 3/3 \$161.00
Shelby Cnty Judge of Probate, AL
04/30/2020 03:21:43 PM FILED/CERT