

This instrument was prepared by:
Jason E. Gilmore, Esq.
Gordon, Dana & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209

Send Tax Notice to:
ILS Bham, LLC
1919 Oxmoor Road, #256
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Four Hundred Twenty Thousand and No/100 Dollars (\$420,000.00) to the undersigned KELLY ARRINGTON, a single woman and BRANDYE MILLS, a married man (collectively hereinafter referred to as "GRANTORS"), in hand paid by GRANTEE herein, the receipt of which is hereby acknowledged, GRANTORS do by these presents, grant, bargain, sell and convey unto ILS BHAM, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to-wit (the "Property"):

See Exhibit A for legal description of property

The property being conveyed is not the homestead of GRANTORS or any spouse of any one or more of the GRANTORS.

Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
3. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Restrictions appearing of record in Inst. No. 2002-48865; Inst. No. 1995-31865; Inst. No. 1998-39829 and Inst. No. 1998-39828.
6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2011-19712 and Volume 230, Page 859.
7. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 277, Page 218 and Volume 333, Page 31.
8. Right of way granted to the City of Pelham recorded in Real Volume 143, Page 360.
9. Less and except any part of subject property lying within any road right-of-way.

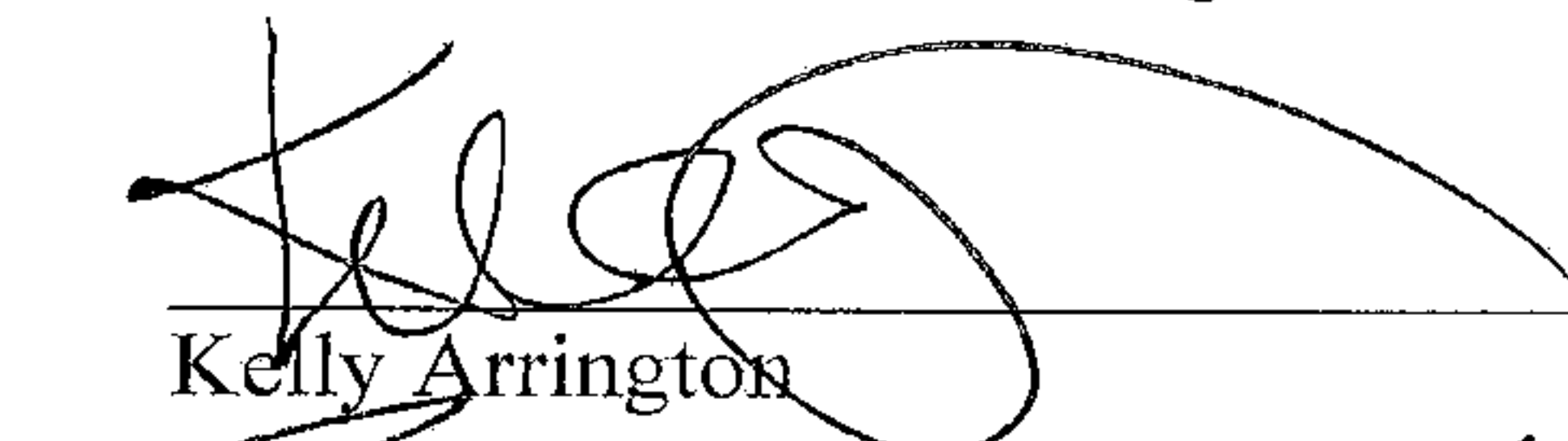
10. Agreement recorded in Instrument No. 2015-6926.
11. Consent to be Bound recorded in Instrument No. 2015-6928.
12. Building set back lines, restrictions and easements as sown on the plat recorded in Map Book 52, Page 92.

\$372,000.00 of the consideration set out herein is represented by a Purchase Money Mortgage recorded simultaneously herewith.


TO HAVE AND TO HOLD to GRANTEE, its successors and/or assigns forever.

And GRANTORS do for themselves, their successors and assigns, covenant with GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise stated above; they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereto set its signatures and seal, this the 7 day of July, 2020.



Kelly Arrington

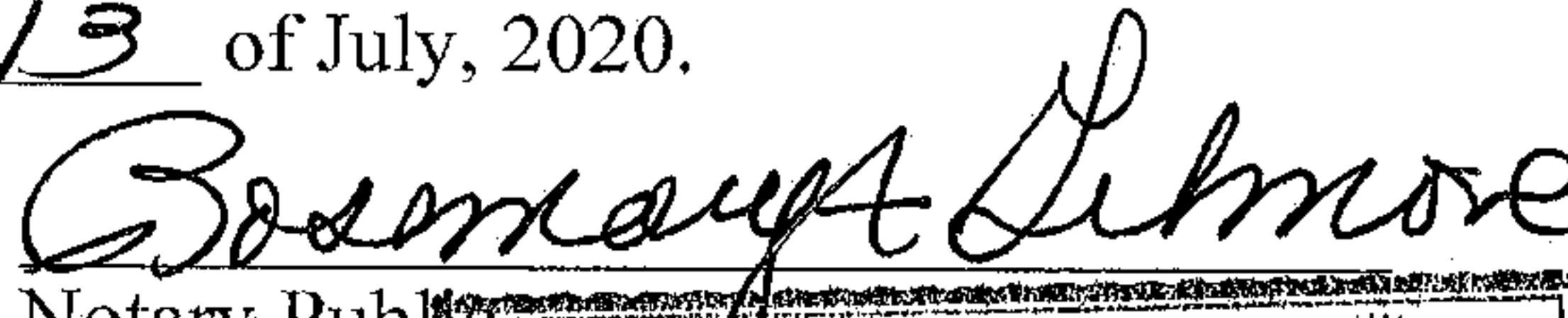


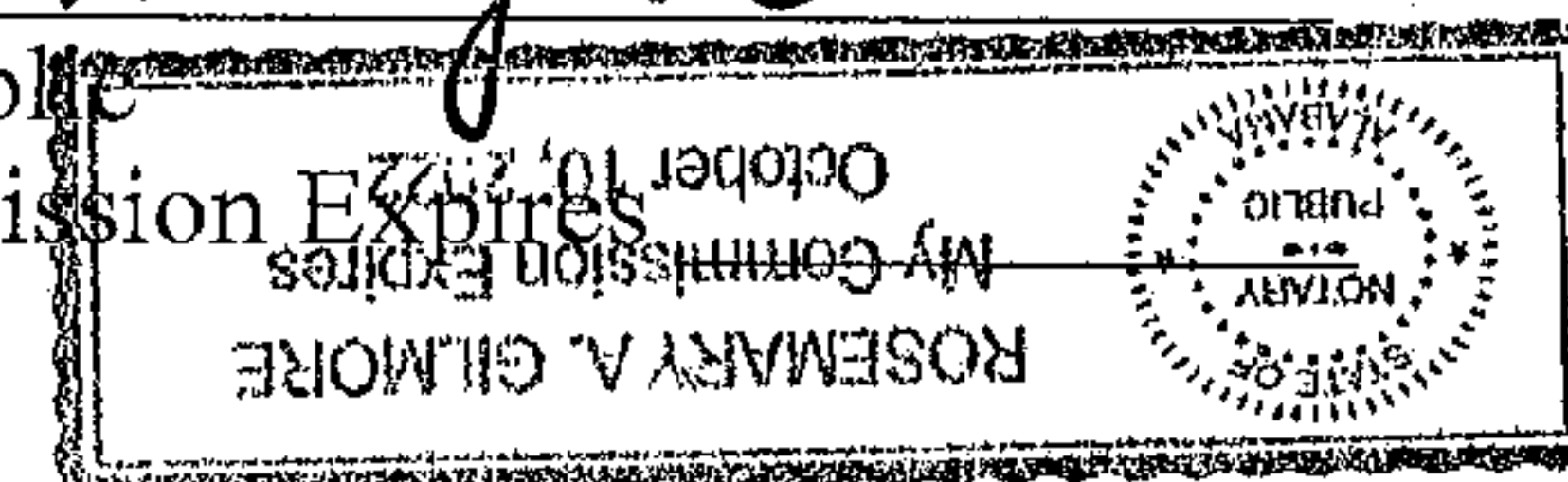
Brandy Mills

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, a Notary Public in and for said County, in said State, hereby certify that Kelly Arrington, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 of July, 2020.

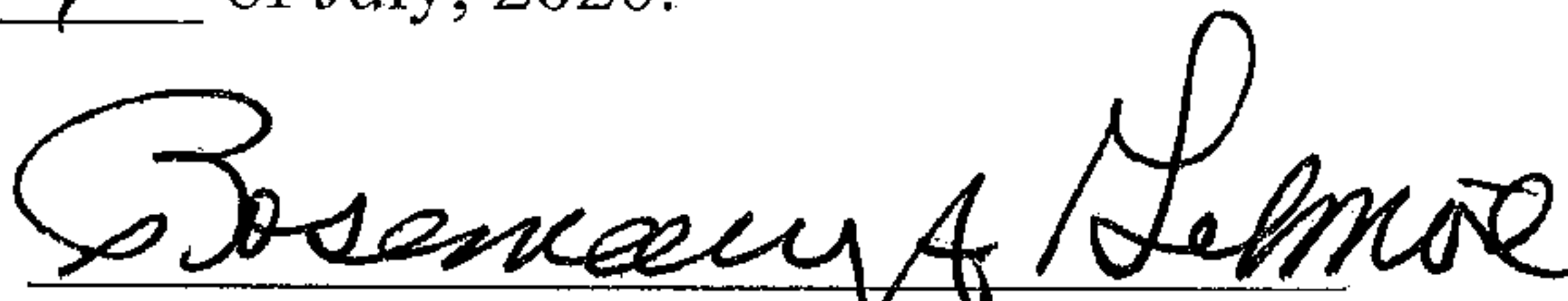

Notary Public
My Commission Expires October 10, 2022



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, a Notary Public in and for said County, in said State, hereby certify that Brandy Mills, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 of July, 2020.


Notary Public
My Commission Expires October 10, 2022

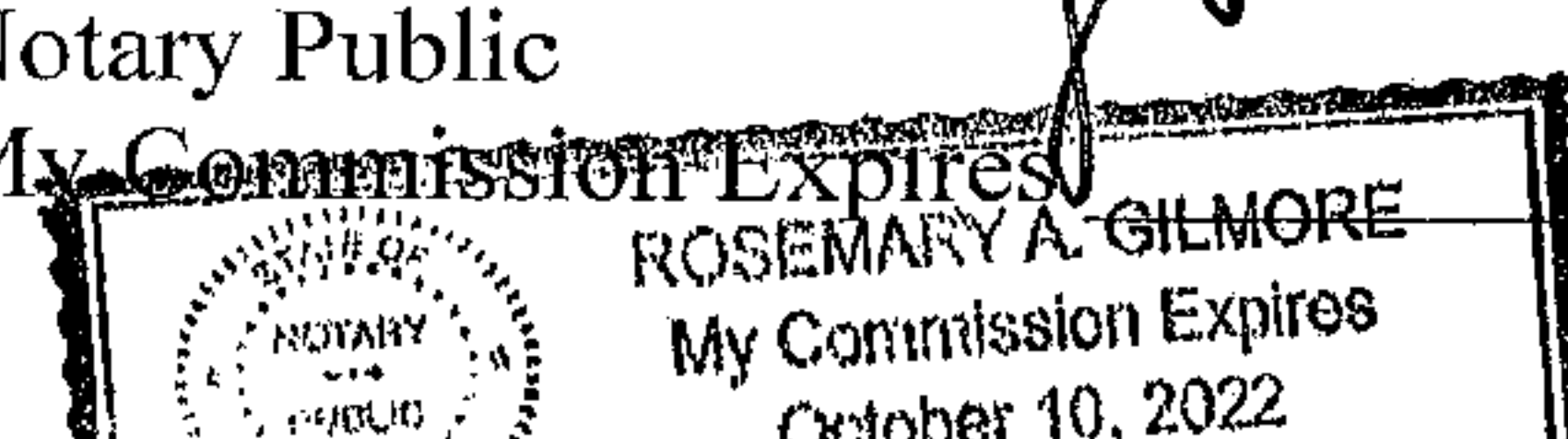


Exhibit A

LEGAL DESCRIPTION

Lot 1 in Indian Lake Stables, recorded in Map Book 52, Page 92, in the office of the Judge of Probate of Shelby County, Alabama



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/14/2020 01:08:51 PM
 \$79.00 MIST
 20200714000292370

Allen S. Bayl

Real Estate Sales Validation Form – FORM RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kelly Arrington
 Mailing Address 2114 Altadena Lake Dr.
 Birmingham, Al 35243 AND

Grantee's Name ILS Bham, LLC
 Mailing Address 1919 Oxmoor Road, #256
 Birmingham, AL 35209

Brandye Mills
 390 Park Street
 Lucedale, MS 39452

Date of Sale July __, 2020
Total Purchase Price \$420,000.00

OR

Actual Value \$ _____

OR

Assessor's Market Value \$ _____

Property Address 3442 Indian Lake Lane
 Pelham, AL 35124

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
 XXX 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 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 Section 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 Section 40-22-1 (h).

Date: July 13 2020

✓ Unattested

(verified by)

Print Name: Kelly Arrington

Sign

Grantor

[Handwritten Signature]