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08/18/2020 02:45:22 PM
DEEDS 1/8

SOURCE OF TITLE: Inst #: 2001-14246

THIS INSTRUMENT PREPARED BY:

J. Michael White;
SERMA Holdings, LLC
P.O. Box 679
Leeds, Alabama 35094
Ph. No. 205-699-5200

SEND TAX NOTICE TO:

Property Tax Department;
VALOR COMMUNITIES, LLC
7800 Madison Blvd; Suite 501
Huntsville, Alabama 35805
Ph. No. 256-417-4981

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Nine-Hundred and Eighty-Six Thousand and NO/100 Dollars (\$986,000.00) and other good and valuable consideration, in hand paid by the GRANTEE to the GRANTOR herein, the receipt and sufficiency of which is hereby acknowledged, **WynLake Development, LLC**, an Alabama limited liability company (herein referred to as "**GRANTOR**"), does by these presents, grant, bargain, sell and convey unto **VALOR COMMUNITIES, LLC**, an Alabama limited liability company (herein referred to as "**GRANTEE**"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A".

RESERVING AND EXCEPTING to the extent of GRANTOR's ownership, however, from this conveyance all of the mineral and non-mineral substances in and under said land.

This conveyance is made upon the covenant and condition that no right of action for damages on account of injuries to the land herein conveyed or to any buildings, improvements, structures, pipelines, or other sources of water supply now or hereafter located upon said land, or to any owners or occupant or other persons in or upon said land, resulting from sinkholes or other defects of the surface or subsurface of any nature affecting said land or resulting from past development operations of GRANTOR, or its assigns, licensees, lessees, or contractors, or resulting from the past filling of soil, blasting, dewatering, or the past removal of soil, minerals and non-mineral substances by GRANTOR, or its assigns, licensees, lessees, or contractors, whether said operations be in said lands or other lands, shall ever accrue to or be asserted by GRANTEE or by GRANTEE's successors in title, this conveyance being made expressly subject to all such injuries, either past or future, and this condition shall constitute a covenant running with the land as against GRANTEE and all successors in title.

As a condition of the conveyance hereunder, GRANTEE acknowledges that the physical and environmental condition of said land conveyed hereunder has been inspected by GRANTEE or its duly authorized agent and that said land is purchased by GRANTEE as a result of such inspection and not upon any agreement, representation, or warranty made by GRANTOR. GRANTEE accepts the physical and environmental condition of said land "**AS IS, WHERE IS, WITH ALL FAULTS**" and hereby releases GRANTOR, its successors and assigns, from any liability of any nature arising from or in connection with the physical or environmental condition of said land. This condition shall constitute a covenant running with the land as against GRANTEE and all successors in title.

No private right of action shall accrue with respect to the physical or environmental condition of said land to any subsequent purchaser of said land, whether by foreclosure or otherwise, due solely to the taking of title to said land and, by taking such title, any such purchaser does thereby waive any and all right or claim against GRANTOR, GRANTEE, or its successors and assigns or any of them, for any cost, loss, damage, or liability such purchaser or its successors and assigns may incur as a result of the physical or environmental condition of said land or the need or desirability to do any removal, corrective, or remediation work including, but not limited to, in connection with hazardous materials or waste pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Resources Conservation and Recovery Act, as amended, and all regulations thereunder or any similar laws or regulations enacted by the United States of America or the State of Alabama, or any agency or instrumentality of either.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever, SUBJECT, however, to the following; (a) any existing leases, licenses, agreements, restrictions, easements, rights-of-way, or encroachments of record; (b) any applicable zoning ordinances and subdivision regulations or other ordinances, laws, and regulations affecting said land; (c) real estate ad valorem taxes due and payable for the current tax year and subsequent years, and any other taxes, charges, or assessments of the levying jurisdictions; (d) all matters of public record affecting said land; and (e) encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of said lands. 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 title of said premises, that it is free from all encumbrances, other than excepted herein, 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under the GRANTOR.

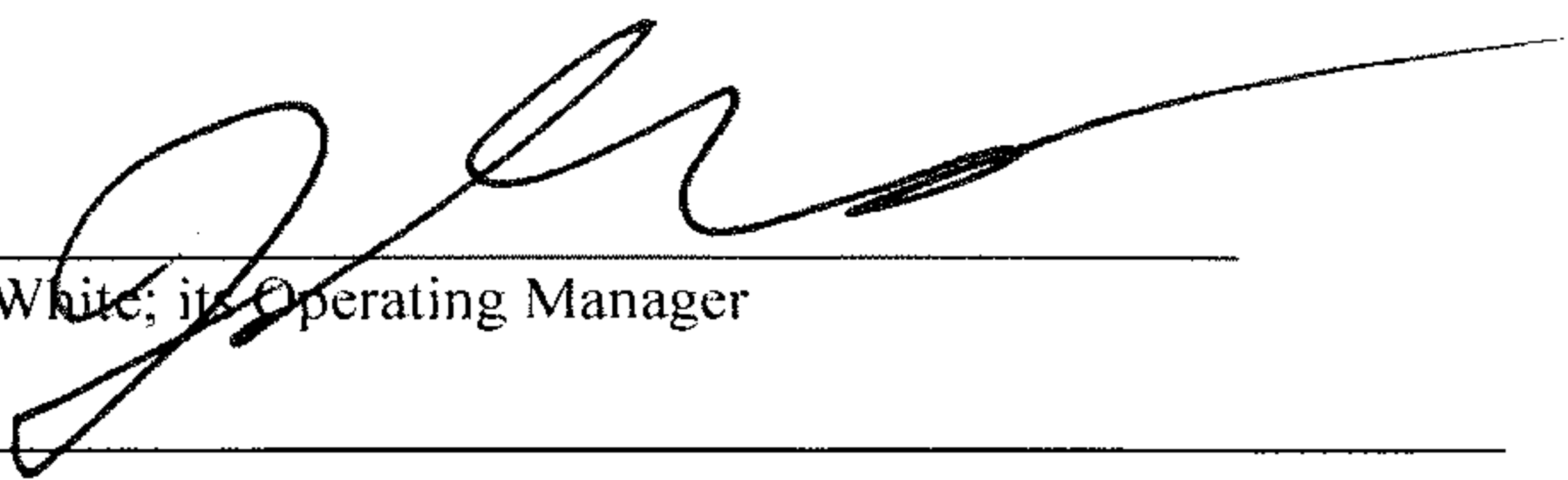
IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed and sealed this 14th day of August, 2020.

GRANTOR:

WynLake Development, LLC

an Alabama limited liability company


BY: SERMA Holdings, LLC
an Alabama limited liability company
Its Senior Manager

BY: 
J. Michael White, its Operating Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **J. Michael White** whose name as Operating Manager of SERMA Holdings, LLC, an Alabama limited liability company, in its capacity as Senior Manager of WynLake Development, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this, the 14th day of August, 2020.


Notary Public

[Notarial Seal]

My Commission Expires: **February 10, 2022**

EXHIBIT "A"

A parcel of land situated in the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, and in the NE $\frac{1}{4}$ of Section 27, Township 21 South, Range 3 West, being more particularly described as follows:

Begin at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27; thence run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ on a bearing of South $01^{\circ}32'00''$ West a distance of 67.30 feet to a point; thence turn an angle to the right and run in a Northwesterly direction on a bearing of North $55^{\circ}22'31''$ West a distance of 97.38 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North $74^{\circ}05'56''$ West a distance of 100.00 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North $84^{\circ}26'46''$ West a distance of 61.21 feet to a point; said point being on the beginning of a curve to the right, said point also being on the Westerly right of way of Wynlake Drive; thence turn an angle to the left and run along the arc of said curve, having a radius of 285.00 feet, a central angle of $78^{\circ}05'55''$, a chord bearing of South $57^{\circ}10'04''$ West, a chord length of 359.09 feet, an arc distance of 388.48 feet to a point; thence continue tangent to last described curve and along said right of way in a Westerly direction on a bearing of North $83^{\circ}46'58''$ West a distance of 11.72 feet to a point; thence turn an angle to the right and run in a Northerly direction on a bearing of North $06^{\circ}13'02''$ East a distance of 134.14 feet to a point; thence turn an angle to the left and run in a Westerly direction on a bearing of North $86^{\circ}31'36''$ West a distance of 300.36 feet to a point; thence turn an angle to the right and run in a Westerly direction on a bearing of North $86^{\circ}10'06''$ West a distance of 83.02 feet to a point; thence turn an angle to the left and run in a Westerly direction on a bearing of North $88^{\circ}32'31''$ West a distance of 20.04 feet to a point; thence turn an angle to the right and run in a Westerly direction on a bearing of North $87^{\circ}29'54''$ West a distance of 223.12 feet to a point; thence turn an angle to the right and run in a Northwesterly direction on a bearing of North $59^{\circ}01'21''$ West a distance of 223.82 feet to a point; thence turn an angle to the left and run in a Southwesterly direction on a bearing of South $35^{\circ}09'04''$ West a distance of 124.45 feet to a point, said point being beginning of a curve to the right, said point also being on the Northerly right of way of Wynlake Drive; thence turn an angle to the right and run along the arc of said curve, having a radius of 570.00 feet, a central angle of $10^{\circ}36'38''$, a chord bearing of North $49^{\circ}31'08''$ West, a chord length 105.41 feet, an arc distance of 105.56 feet to a point; thence turn an angle to the right and leaving said right of way run in a Northeasterly direction on a bearing of North $45^{\circ}47'09''$ East a distance of 139.54 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North $39^{\circ}08'20''$ West a distance of 136.78 feet to a point; thence turn an angle to

the right and run in a Northwesterly direction on a bearing of North $16^{\circ}59'53''$ West a distance of 73.97 feet to a point; thence turn an angle to the left and run in a Southwesterly direction on a bearing of South $70^{\circ}43'51''$ West a distance of 135.74 feet to a point, said point being on a curve to the right, said point also being on the Easterly right of way of Wynlake Drive; thence continue along the arc of said curve, having a radius of 570.00 feet, a central angle of $07^{\circ}12'04''$, a chord bearing of North $13^{\circ}33'23''$ West, a chord length of 71.59 feet, an arc distance of 71.64 feet to a point; thence continue tangent to last described curve along said right of way in a Northwesterly direction on a bearing of North $09^{\circ}57'23''$ West a distance of 18.89 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North $80^{\circ}02'37''$ East a distance of 130.00 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North $09^{\circ}57'23''$ West a distance of 80.00 feet to a point; thence turn an angle to the left and run in a Southwesterly direction on a bearing of South $80^{\circ}02'37''$ West a distance of 130.00 feet to a point, said point being on the Easterly right of way of Wynlake Drive; thence turn an angle to the right and run along said right of way in a Northwesterly direction on a bearing of North $09^{\circ}57'23''$ West a distance of 91.12 feet to a point, said point being the beginning of a curve to the right; thence continue along said right of way and along the arc of said curve, having a radius of 239.78 feet, a central angle of $21^{\circ}00'00''$, a chord bearing of North $00^{\circ}32'37''$ East, a chord length of 87.39 feet, an arc distance of 87.88 feet to a point, thence continue tangent to last described curve along said right of way in a Northeasterly direction on a bearing of North $11^{\circ}02'39''$ East a distance of 169.00 feet to a point, said point being the beginning of a curve to the right; thence continue along said right of way and along the arc of said curve, having a radius of 266.51 feet, a central angle of $68^{\circ}00'12''$ North, a chord bearing of North $45^{\circ}02'45''$ East, a chord length of 298.07 feet, an arc distance of 316.32 feet to a point; thence continue tangent to last described curve along said right of way in a Northeasterly direction on a bearing of North $79^{\circ}02'51''$ East a distance of 95.76 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North $10^{\circ}57'09''$ West a distance of 60.00 feet to a point, said point being the beginning of a curve to the right, said point also being the beginning of the right of way of Wynlake Way; thence continue along said right of way and along the arc of said curve, having a radius of 15.00 feet, a central angle of $98^{\circ}00'55''$, a chord bearing of North $51^{\circ}57'40''$ West, a chord length of 22.64 feet, an arc distance of 25.66 feet to a point; thence continue tangent to last described curve along said right of way in a Northwesterly direction on a bearing of North $02^{\circ}57'12''$ West a distance of 143.29 feet to a point; thence turn an angle to the right and continue along said right of way in a Northeasterly direction on a bearing of North $24^{\circ}17'37''$ East a distance of 91.93 feet to a point; thence turn an angle to the left and continue along said right of way in a Northwesterly direction on a bearing of North $09^{\circ}47'13''$ West a distance of 164.99 feet to a point, said point being the beginning of a curve to the right;

thence continue along said right of way along the arc of said curve, having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing of North $35^{\circ}12'47''$ East, a chord length of 21.21 feet, an arc distance of 23.56 feet to a point, said point being on the Southerly right of way of Shelby County Highway #80; thence continue tangent to last described curve in a Northeasterly direction on a bearing of North $80^{\circ}12'46''$ East a distance of 186.02 feet to a point, said point being on the beginning of a curve to the left; thence continue along said right of way and along the arc of said curve, having a radius of 766.32 feet, a central angle of $00^{\circ}57'35''$, a chord bearing of North $79^{\circ}43'58''$ East, a chord length of 12.84 feet, an arc distance of 12.84 feet to a point; thence continue tangent to last described curve in a Northeasterly direction on a bearing of North $79^{\circ}15'10''$ East a distance of 289.55 feet to a point, said point being the beginning of a curve to the left; thence continue along said right of way and along the arc of said curve, having a radius of 4627.74 feet, a central angle of $02^{\circ}45'23''$, a chord bearing of North $77^{\circ}52'29''$ East, a chord length of 222.61 feet, an arc distance of 222.63 feet to a point; thence continue tangent to last described curve along said right of way in a Northeasterly direction on a bearing of North $76^{\circ}29'47''$ East a distance of 562.29 feet to a point, said point being the beginning of a curve to the right; thence continue along said right of way and along the arc of said curve, having a radius of 4098.94 feet, a central angle of $01^{\circ}59'23''$, a chord bearing of North $77^{\circ}29'29''$ East, a chord length of 142.34 feet, an arc distance of 142.35 feet, said point being on the East line of the SE $\frac{1}{4}$ of said Section 22; thence turn an angle to the left and run in a Southerly direction along said East line on a bearing of South $00^{\circ}27'35''$ West a distance of 1820.96 feet to the point of beginning.

ALSO:

A parcel of land situated in the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, Township 21 South, Range 3 West, being more particularly described as follows:

Begin at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27, Township 21 South, Range 3 West; thence run in a Westerly direction along the South line of said Northeast $\frac{1}{4}$ on a bearing of North $87^{\circ}22'55''$ West a distance of 1593.37 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North $08^{\circ}32'00''$ East a distance of 488.02 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North $16^{\circ}54'03''$ West a distance of 381.04 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North $15^{\circ}40'13''$ East a distance of 76.76 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North $77^{\circ}55'05''$ West a distance of 168.15 feet to a point, said point being the beginning of a curve to the right, said point also being on the Easterly right of way of Shadow Run Way; thence run along the arc of said curve, having a radius of 353.23 feet, a

central angle of $32^{\circ}32'59''$, a chord bearing of North $28^{\circ}21'32''$ East, a chord length of 197.98 feet, an arc distance of 200.67 feet to a point; thence turn an angle to the right and leaving said right of way run in a Southeasterly direction on a bearing of South $45^{\circ}22'02''$ East a distance of 149.60 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North $48^{\circ}14'29''$ East a distance of 85.58 feet to a point; thence turn an angle to the right and run in a Southeasterly direction on a bearing of South $51^{\circ}52'03''$ East a distance of 256.11 feet to a point; thence turn an angle to the left and run in a Southeasterly direction on a bearing of South $87^{\circ}11'49''$ East a distance of 372.47 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North $89^{\circ}29'31''$ East a distance of 50.08 feet to a point; thence turn an angle to the right and run in a Southeasterly direction on a bearing of South $84^{\circ}38'25''$ East a distance of 439.72 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North $79^{\circ}06'14''$ East a distance of 68.18 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North $63^{\circ}29'17''$ East a distance of 212.74 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North $42^{\circ}18'06''$ East a distance of 53.23 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North $61^{\circ}05'51''$ East a distance of 213.31 feet to a point, said point being on the East line of said Northeast $\frac{1}{4}$; thence turn an angle to the right and run in a Southerly direction along said East line on a bearing of South $01^{\circ}32'00''$ West a distance of 1188.95 feet to the point of beginning.

LESS AND EXCEPT:

Lots 171, 172, 173 and 174, according to the Final Plat of Wynlake, Phase 4B, as recorded in Map Book 22, page 63, in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT:

Lots 186A, 190A, 192A and 193A, according to a Resurvey of Lots 186 and 189 thru 193 Wynlake Phase 4A, as recorded in Map Book 24, page 100, in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT:

Lots 73 and 74, according to the Survey of Phase III Wynlake Subdivision, as recorded in Map Book 21, page 84, in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT:

All lots and lands shown in the subdivision plat map of Wynlake Phase 4C recorded in Map Book 29 at Page 15 in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT:

All lots and lands shown in the subdivision plat map of Wynlake Phase 4D recorded in Map Book 36 at Page 85 in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT:

All lots and lands shown in the subdivision plat map of Wynlake Phase 5 recorded in Map Book 40 at Page 125 in the Probate Office of 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 Wynlake Development, LLC
 Mailing Address P.O. Box 679
Leeds, AL 35094-0011

Grantee's Name Valor Communities, LLC
 Mailing Address Attention: Kreg Parker, 160 Whitney
Street
Fayetteville, GA 30214

Property Address 0 Wynlake
Alabaster, AL 35005

Date of Sale August 14, 2020
 Total Purchase Price \$986,000.00
 or
 Actual Value _____
 or
 Assessor's Market Value _____

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
 X 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 of 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 August 11, 2020

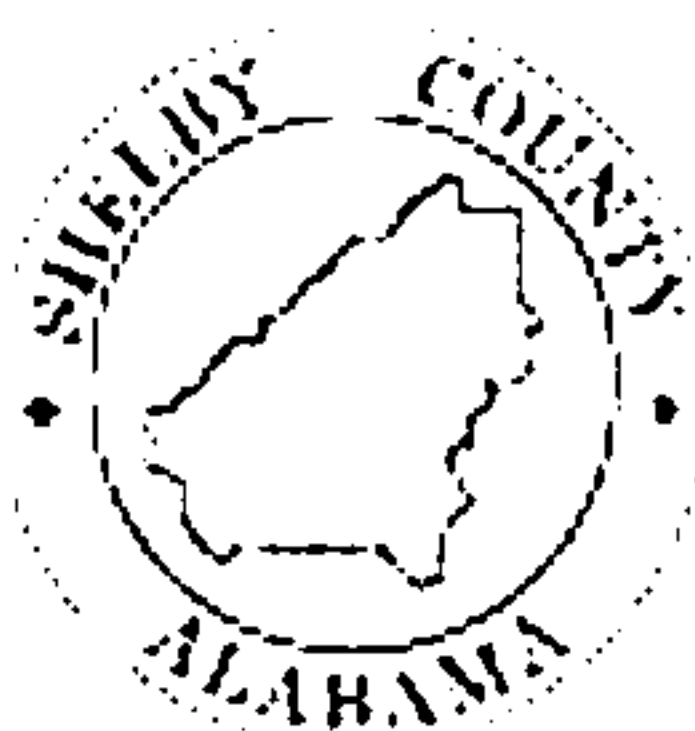
Print Wynlake Development, LLC

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/18/2020 02:45:22 PM
 \$289.50 JESSICA
 20200818000358990

Alvin S. Beal

Form RT-1