



20200903000393650 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
09/03/2020 03:55:44 PM FILED/CERT

This instrument was prepared by:

Jack J. Kubiszyn
Christian & Small LLP
505 20th Street N, Suite 1800
Birmingham, AL 35203

Send Tax Notice to:

Lakeview Mobile Estates, LLC
206 College Street, Unit 1084
Pineville, NC 28134

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor, **Bonnie C. Jett**, an unmarried individual ("Grantor"), in hand paid by **Lakeview Mobile Estates, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND, except for the matters set forth on Exhibit "B" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances created by Grantor, and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

[Signature page to follow]

Property described herein constitutes no part of the homestead of the Grantor or her spouse, if any.

Consideration was paid by a mortgage filed simultaneously.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be effective as of the 24th day of August, 2020.

GRANTOR:

Bonnie C. Jett

Bonnie C. Jett

STATE OF ALABAMA

Shelby COUNTY



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Jatricia A. Carls Notary Public for the State of Alabama, do hereby certify that Bonnie C. Jett, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 29 day of August, 2020.

EXHIBIT A
LEGAL DESCRIPTION

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 1039.35 feet; thence South 29 degrees 34 minutes 42 seconds West, a distance of 220.26 feet to the POINT OF BEGINNING; thence South 82 degrees 53 minutes 26 seconds East, a distance of 229.80 feet; thence South 89 degrees 07 minutes 57 seconds East, a distance of 414.69 feet; thence North 36 degrees 33 minutes 40 seconds East, a distance of 117.69 feet to the bank of Lay Lake, (all further calls along said bank of Lake until otherwise noted); thence South 59 degrees 20 minutes 00 seconds East, a distance of 4.86 feet; thence South 78 degrees 32 minutes 37 seconds East, a distance of 58.23 feet; thence South 85 degrees 25 minutes 05 seconds East, a distance of 63.03 feet; thence North 88 degrees 51 minutes 48 seconds East, a distance of 204.17 feet; thence South 74 degrees 44 minutes 54 seconds East, a distance of 135.04 feet; thence South 70 degrees 46 minutes 27 seconds East, a distance of 58.73 feet; thence 77 degrees 16 minutes 15 seconds East, a distance of 97.63 feet; thence South 43 degrees 26 minutes 57 seconds East, a distance of 26.14 feet; thence South 34 degrees 49 minutes 26 seconds West, a distance of 131.99 feet; thence South 43 degrees 04 minutes 56 seconds West, a distance of 29.79 feet; thence South 30 degrees 42 minutes 17 seconds West, a distance of 168.14 feet; thence South 39 degrees 00 minutes 42 seconds West, a distance of 45.55 feet; thence North 65 degrees 56 minutes 53 seconds West, a distance of 2.22 feet; thence South 29 degrees 18 minutes 32 seconds West, a distance of 113.13 feet, (and the end of calls along said bank of Lake), to the beginning of a curve to the left, having a radius of 630.00, a central angle of 16 degrees 32 minutes 12 seconds, and subtended by a chord which bears North 81 degrees 14 minutes 47 seconds West, and a chord distance of 181.20 feet; thence along the arc of said curve, a distance of 181.83 feet; thence North 89 degrees 30 minutes 53 seconds West, a distance of 201.80 feet to the beginning of a curve to the left, having a radius of 350.00, a central angle of 26 degrees 41 minutes 03 seconds, and subtended by a chord which bears South 77 degrees 08 minutes 35 seconds West, and a chord distance of 161.54 feet; thence along the arc of said curve, a distance of 163.00 feet; thence South 89 degrees 53 minutes 12 seconds West, a distance of 795.46 feet; thence North 29 degrees 16 minutes 22 seconds East, a distance of 534.92 feet to the POINT OF BEGINNING.

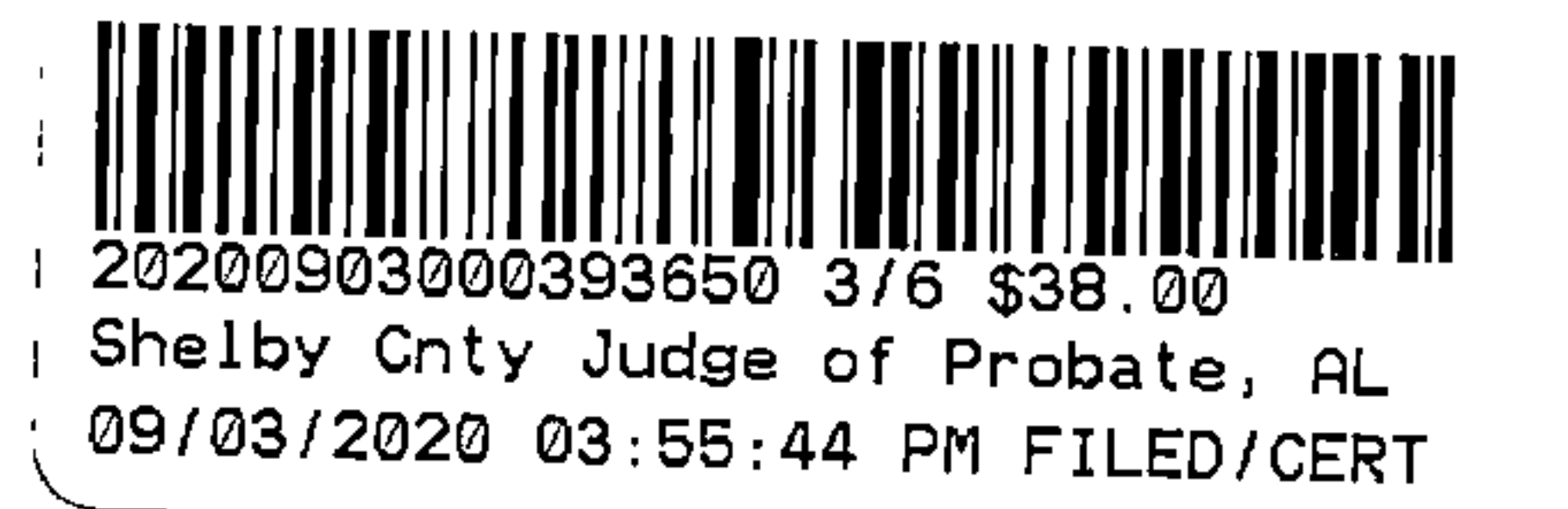
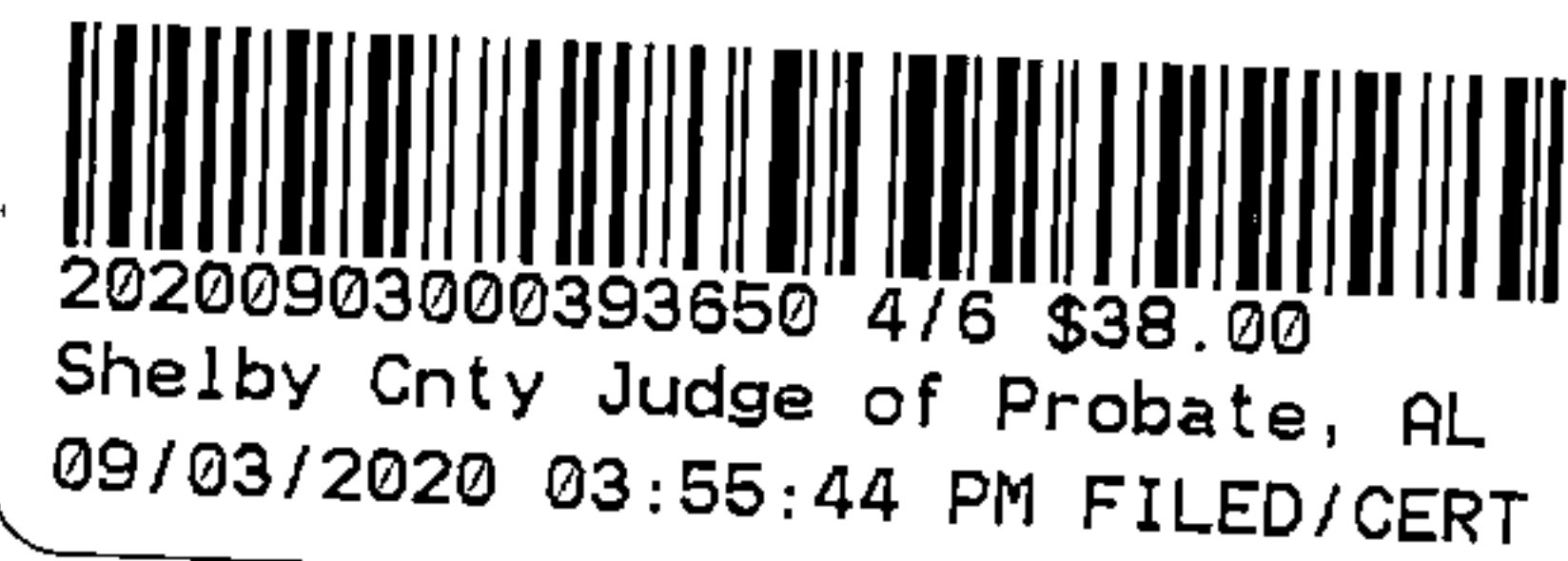


EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of taxes and assessments due October 1, 2020, and for subsequent years, not yet due and payable;
2. Transmission line permits to Alabama Power Company as set out in Deed Book 245, Page 40; Deed Book 133, Page 233, and Deed Book 216, Page 677.
3. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 327, Page 692.
4. Rights acquired by Alabama Power Company as shown in instrument(s) recorded in Deed Book 237, Page 32.
5. Easement as described on Deed recorded in Inst. #2000-16115.
6. Right of Way to Shelby County as recorded in Deed Book 242, Page 948 and Deed Book 242, Page 949.
7. Flood rights acquired by Alabama Power Company as recorded in Deed Book 246, Page 940.
8. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 226, Page 575 and Inst. #20130820000340630.
9. Oil and Gas Lease to Mobil Oil Exploration & Producing Southeast, Inc. as recorded in Deed Book 347, Page 505.
10. Rights of others in and to the use of Easement as set out in Inst. #1994-28656 under Item #4 of Subject to matters.



Real Estate Sales Validation Form

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

Grantor's Name:	Bonnie C. Jett	Grantee's Name:	Lakeview Mobile Estates, LLC
Mailing Address:	5880 Birmingham Rd Mulga AL 35118	Mailing Address:	206 College Street, Unit 1084 Pineville, NC 28134
Property Address:	50 Spring Creek Camp Drive Shelby, Alabama 35143	Date of Sale: September 3, 2020	September 3, 2020
			Total Purchase Price: \$650,000.00 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
 ☐ Appraisal
☒ Sales Contract
 ☐ Other: Tax Assessor Market Value
☐ Closing Statement

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 § 40-22-1 (h).

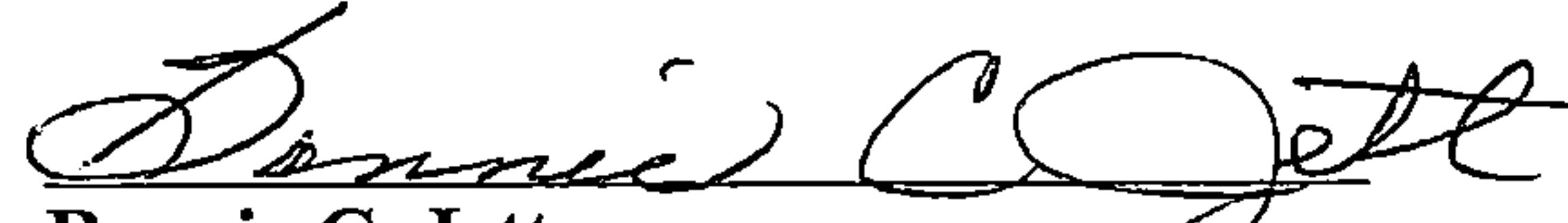
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 1st Sept., 2020

**SIGNATURE APPEARS ON THE FOLLOWING
PAGE**

Unattested

GRANTOR:


Bonnie C. Jett



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