

20210106000008830
01/06/2021 09:13:15 AM
DEEDS 1/5

This instrument was prepared by:
Caroleene Dobson
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Gardens of Pelham, LLC
c/o Cavalier Senior Living Holdings, LLC
60 Commerce Street, Suite 910
Montgomery, Alabama 36104
Attention: Brad Eisemann

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **GREAT OAKS PROPERTIES 3, LLC (GOP3 LLC)**, an Alabama limited liability company (the “Grantor”), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, unto **GARDENS OF PELHAM, LLC**, an Alabama limited liability company (“Grantee”), the real property described on **Exhibit A** hereto, together with all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto (the “Property”).

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

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 of said premises, that they are free from all encumbrances except as specifically listed on **Exhibit B** attached hereto, 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 unto Grantee, its successors and assigns forever, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under Grantor, but not further or otherwise; subject, however, to those matters shown on **Exhibit B** attached hereto.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
GREAT OAKS PROPERTIES 3, LLC	GARDENS OF PELHAM, LLC
Attention: Vicki Lawrenson	c/o Cavalier Senior Living Holdings, LLC
60 Commerce Street, Suite 700	Attention: Brad Eisemann
Montgomery, Alabama 36104	60 Commerce Street, Suite 910
	Montgomery, Alabama 36104

Property Address:	2124 Old Montgomery Highway, Pelham, Alabama 35124
Date of Sale:	December 31, 2020
Aggregate Tax Assessed Value:	\$850,000.00
The Aggregate Tax Assessed Value can be verified in:	☐ Closing Statement ☒ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐ _____

[Signature(s) on following page(s)]

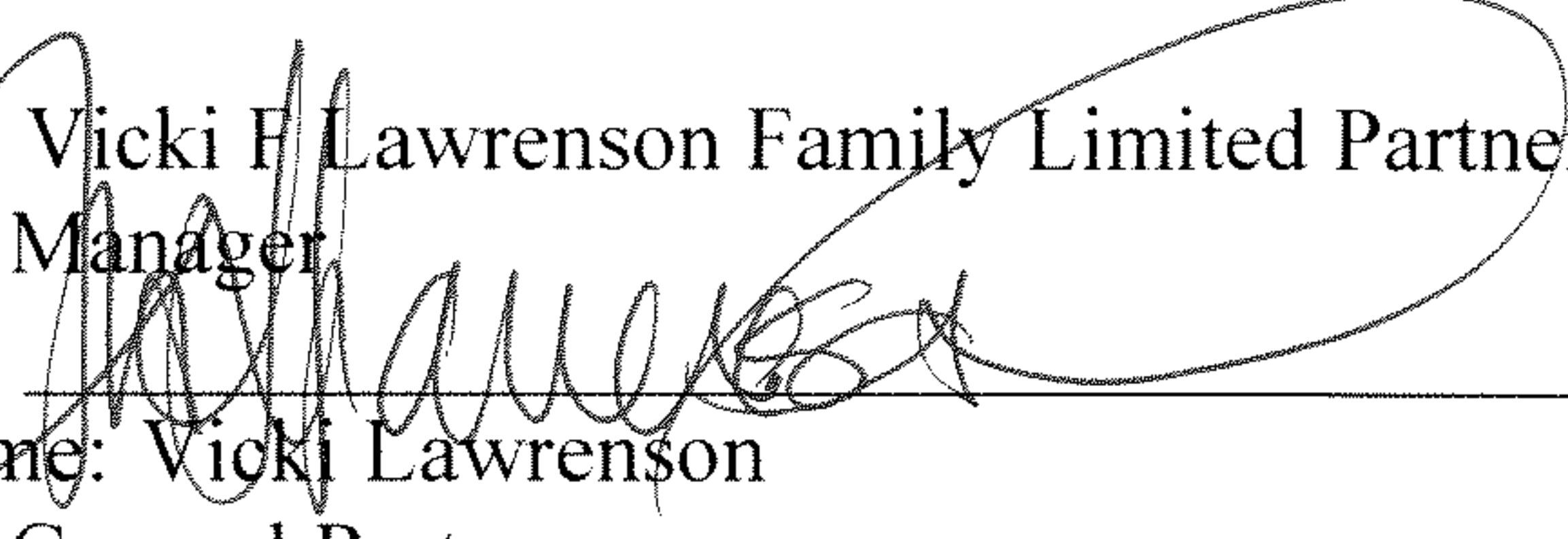
IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 31st day of December, 2020.

GRANTOR:

GREAT OAKS PROPERTIES 3, LLC (GOP3 LLC), an Alabama limited liability company

By: Vicki F Lawrenson Family Limited Partnership

Its: Manager

By: 

Name: Vicki Lawrenson

Its: General Partner

STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

I, Benjamin Saxon Main, a Notary Public in and for said county in said state, hereby certify that Vicki Lawrenson, whose name as General Partner of Vicki F Lawrenson Family Limited Partnership as Manager of GREAT OAKS PROPERTIES 3, LLC (GOP3 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 the instrument, s/he, as such General Partner, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30th day of December, 2020.


Notary Public

My commission expires: 01/31/2022

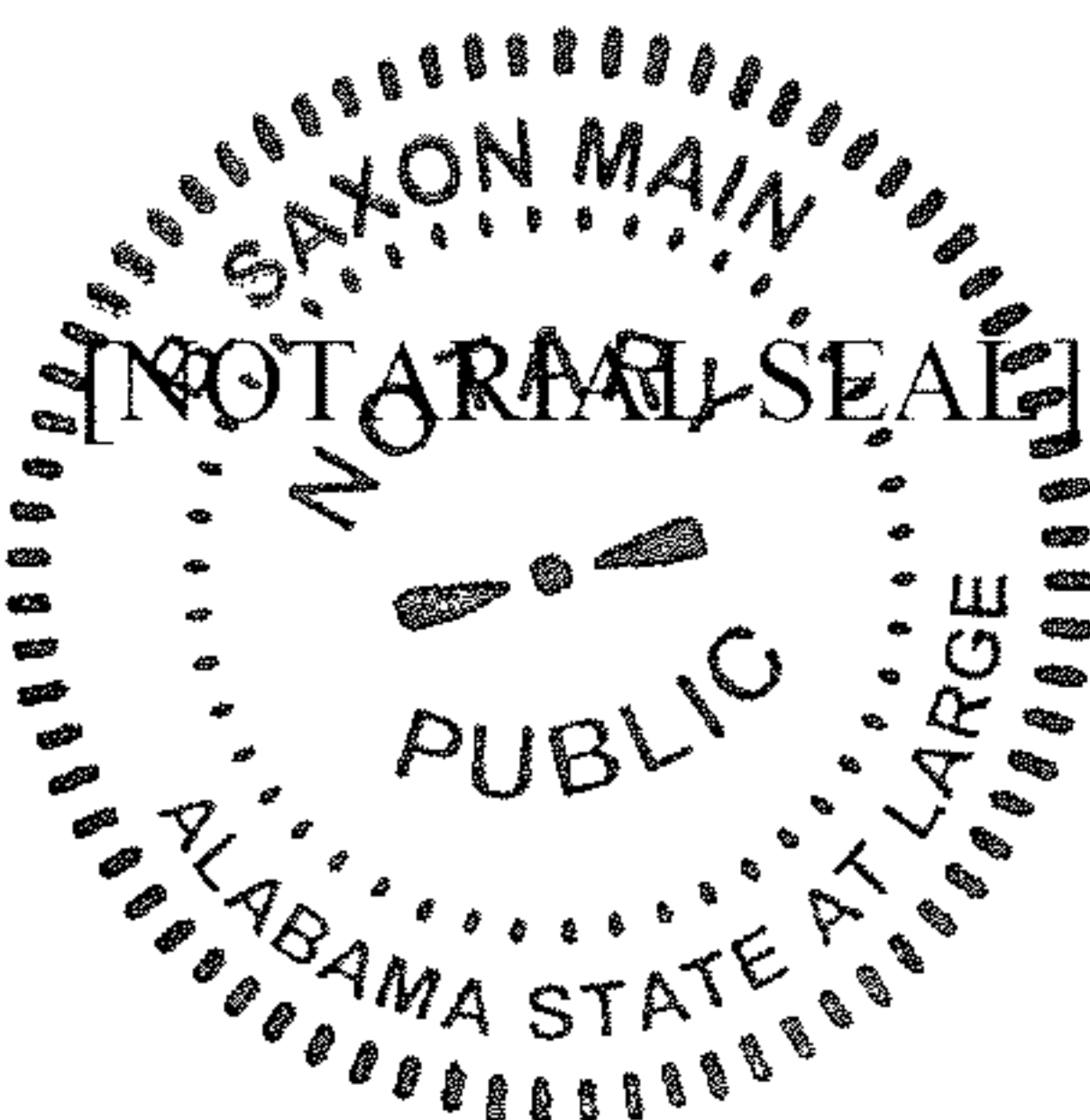


EXHIBIT A
Legal Description

2124 Old Montgomery Highway, Pelham, Alabama

A part of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 19 South, Range 3 West, being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 19, South Range 3 West; thence run West along the South line of said 1/4-1/4 Section 138.44 feet to an existing iron pin and the point of beginning; thence continue West along the last described course 324.18 feet; thence turn right 116 degrees 32 minutes 26 seconds and run Northeasterly 247.63 feet to a point in the Southwesterly Right of Way of Old Montgomery Highway; thence turn 92 degrees 00 minutes 07 seconds and run Southeasterly along said Right of Way line 294.56 feet; thence turn right 90 degrees 42 minutes 00 seconds and run Southwesterly 92.59 feet to the point of beginning; being situated in Shelby County, Alabama. LESS AND EXCEPT any part of the subject property within a road Right-of-Way.

EXHIBIT B
Permitted Exceptions

1. All taxes for 2021, and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company in Official Records Book 101, Page 569, Book 101, Page 500 and Book 185, Page 476, of the Probate Records of Shelby County, Alabama.
3. Easement granted to by instrument recorded 01/01/1900, in Official Records Book 90, Page 377, of the Probate Records of Shelby County, Alabama
4. Mineral reservation as contained in Deed recorded in Official Records Book 121, Page 437, of the Probate Records of Shelby County, Alabama.
5. Agreement recorded in Official Records Instrument 20160824000305460, of the Probate Records of Shelby County, Alabama
6. The following matters as shown on survey prepared by Bradley W. Flowers, PLS No. 31832, of Flowers & White Engineering, L.L.C., dated February 7, 2012, designated F&W Project No. 12-002; to wit:
 - a. Telephone lines
 - b. Gas lines
 - c. Sanitary sewer lines
 - d. Encroachment of block wall and stone wall from the northwest adjacent parcel onto the Land
 - e. Consequences of fencing along the south and northwest boundary lines not lying on the boundary lines



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2021 09:13:15 AM
\$884.00 CHERRY
20210106000008830

Allen S. Bayl