

Send tax notice to:
FMLA, LLC
2737 Southwood Road
Birmingham, AL 35223

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

20210223000088980
02/23/2021 08:40:33 AM
DEEDS 1/4

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and No/100 Dollars (\$550,000.00) in hand paid to **MARY CATHERINE REAGAN HARVEY**, a married woman (“Grantor”) by **FMLA, LLC**, a Delaware limited liability company (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which is more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for 2021 and subsequent years, not yet due and payable
2. Covenants, conditions, restrictions, right of first refusal, easements, liens for assessments and architectural guidelines contained in Declaration of Easements, Protective Covenants and Restrictions for Colleton Lake recorded in Instrument #1996-04784 as amended in Instrument #2000-14017 in the Probate Office of Shelby County, Alabama
3. Right-of-way granted to Alabama Power Company recorded in Instrument #1998-4873 and Instrument #2001-9974 in said Probate Office
4. Easement to Ayers Investments, Inc. recorded in Book 351, Page 732, to the extent applicable
5. Title to that portion of the property within any road right-of-ways, if any
6. Riparian rights associated with the Lake under applicable state and/or federal law
7. Non-exclusive ingress egress easement as recorded in Instrument #1995-7790 in said Probate Office
8. Articles of Organization for Colleton Lake Residential Association recorded in Inst. No. 9602-1931 in said Probate Office
9. Any mineral and/or mining rights which are not owned by Grantor, it being the intention of Grantor to convey, without warranty, only those mineral and mining rights to which Grantor has an interest or title

Grantor hereby certifies that the herein-described property has never been and does not constitute the homestead of Grantor (as defined by Section 6-10-2, et seq, of the Code of Alabama 1975).

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18th day of February, 2021.

Mary Catherine Reagan Harvey

Mary Catherine Reagan Harvey

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mary Catherine Reagan Harvey, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 18th day of February, 2021.

Edna O. Carroll

Notary Public

My commission expires: 5/16/2022

[NOTARIAL SEAL]

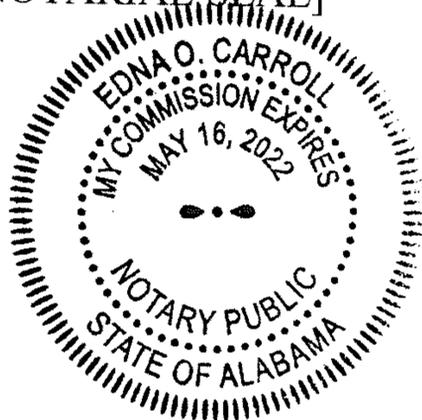


EXHIBIT A

A parcel of land in the North 1/2 of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Section 7, Township 19 South, Range 2 East; thence run East along the North line of Section 7 for a distance of 518.19 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 2680.79 feet; thence turn an interior angle to the right of 29 degrees 16 minutes 22 seconds and run Southwest for a distance of 697.23 feet; thence turn an angle to the left of 29 degrees 11 minutes 26 seconds and run Southwest for a distance of 546.88 feet; thence turn an angle to the right of 91 degrees 22 minutes 15 seconds and run Northwest for a distance of 802.31 feet; thence turn an angle to the left of 14 degrees 27 minutes 54 seconds and run Northwest for a distance of 1173.23 feet to the point of beginning; being situated in Shelby County, Alabama.

TOGETHER WITH all rights conveyed in the grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama general partnership, recorded as Instrument #1995-7790 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 Mailing Address Mary Catherine Reagan Harvey 3741 East Fairway Drive Mountain Brook, AL 35213

Grantee's Name Mailing Address FMLA, LLC 2737 Southwood Road Birmingham, AL 35223

Property Address Colleton Lake Road Shelby County, Alabama

Date of Sale February 18, 2021 Total Purchase Price \$ 550,000.00 or Actual Value \$

20210223000088980 02/23/2021 08:40:33 AM DEEDS 4/4 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 Other
Sales Contract
X 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).

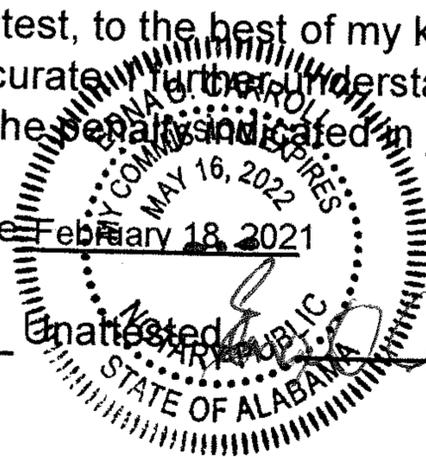
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 18, 2021

Print Mary Catherine Reagan Harvey

Sign (Grantor/Grantee/Owner/Agent) circle one

Notarized Public (verified by)



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 02/23/2021 08:40:33 AM \$581.00 CHERRY 20210223000088980

Allen S. Bayl