

This Instrument Prepared By: \$ 403,000.00 (Purchase Price)



Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA	§	WARRANTY DEED
	§	
SHELBY COUNTY	§	

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED AND THREE THOUSAND DOLLARS AND NO/100 (\$403,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **ROBERT J. WRIGHT and AIMEE S. WRIGHT, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto LAY LAKE RENTALS, LLC (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT “A”

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

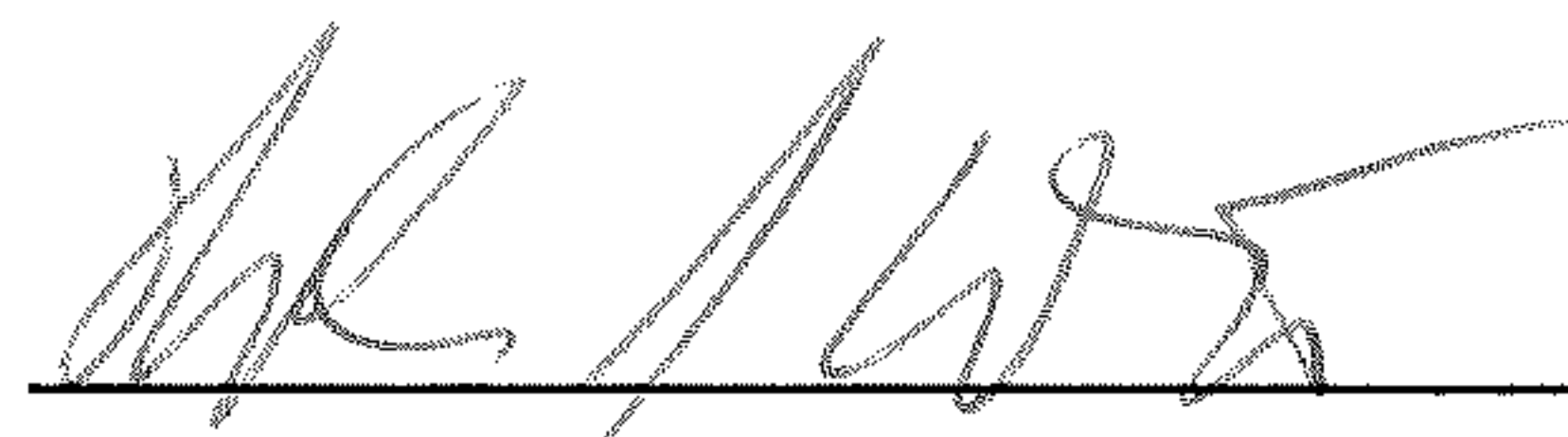
THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

- 1. Taxes for current and subsequent years.
- 2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
- 3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
- 4. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 2007022300084910 and amended in Instrument No. 20070830000408300, Instrument No. 20080501000178840, Instrument No. 2009012100018210, Instrument No. 20110125000025020, Instrument No. 20110406000107050 and Instrument No. 20110406000107060.
- 5. Declaration of Easement and Master Protective Covenants as recorded in Instrument No. 200604210000186650.

6. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Kelham Grove Neighborhood, including Natural Area easements and other easements, as recorded in Instrument No. 20130613000242820.
7. Restrictive covenants contained in instrument(s) recorded in Instrument No. 20041202000659280 and amended in Instrument No.20060524000244790.
8. Easement granted Alabama Power Company by instrument recorded in Deed Book 247, Page 905, Deed Book 139, Page 569, Deed Book 134, Page 411, Instrument No. 20060630000314890, Instrument No. 20060630000315260, Instrument No. 20060630000315270, Instrument No. 20080401000130220.
9. Easement granted BellSouth Telecommunications, Inc. by instrument recorded in Instrument No. 20050803000394300.
10. Easement granted BellSouth by instrument recorded in Book 2013, Page 283100.
11. Easement granted BellSouth Telecommunications, LLC d/b/a AT&T Alabama by instrument recorded in Book: LR201315, Page 7088, recorded in Jefferson County, Alabama.
12. Grant of Land Easement with Restrictive Covenants as recorded in Instrument No. 20061212000601650, Instrument No. 20060828000422180 and Instrument No. 20071108000516450.
13. Release of Damages recorded in Instrument No. 20130619000251740.
14. Reservation of oil, gas and minerals contained in instrument recorded in Deed Book 81, Page 417.
15. Reservations, limitations, conditions and release of damages as recorded in Instrument No. 20051229000667950.
16. Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes as recorded in Instrument No. 20121107000427760.
17. Terms, conditions, obligations, rules, regulations and by-laws of Highland Village Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20060314000120380 in the Probate Office of Shelby County, Alabama and re-recorded in Book: LR200605, Page 6696 in the Probate Office of Jefferson County, Alabama.
18. Terms, conditions, obligations, rules, regulations and by-laws of The Village at Highland Lakes Improvement District as evidenced by the Articles of Incorporation recorded in Instrument No. 20051209000637840 and the Notice of Final Assessment of Real Property as recorded in Instrument No. 20051213000644260.
19. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they may own to the Grantee/s.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 5th day of December, 2020.


ROBERT J. WRIGHT

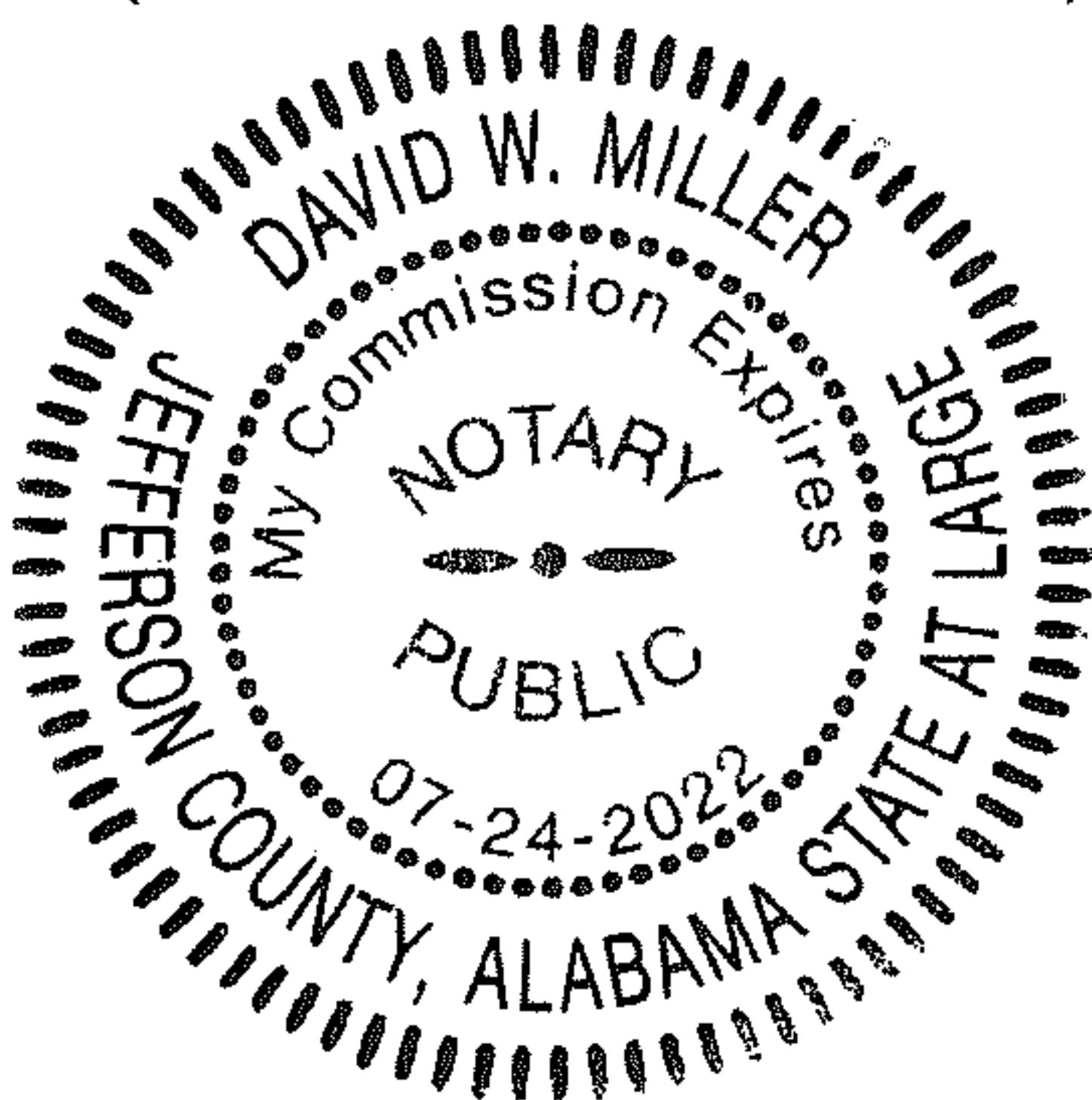

AIMEE S. WRIGHT

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that, **ROBERT J. WRIGHT, husband of AIMEE S. WRIGHT**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of December, 2020.
(AFFIX NOTARIAL SEAL)




NOTARY PUBLIC
My Commission Expires: 07-24-2022

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that, **AIMEE S. WRIGHT, wife of ROBERT J. WRIGHT**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Under my hand and official seal this 5 day of December, 2020.



[Signature]
NOTARY PUBLIC
My Commission Expires: 07-24-2022

PROPERTY ADDRESS:
2982 Kelham Grove Way
Birmingham, AL 35242

GRANTEE'S ADDRESS:
1030 Highland Village Trail
Birmingham, AL 35242

GRANTOR'S ADDRESS:
6 Penn Center W 2nd floor
Pittsburgh, PA. 15274

THIS DEED SHALL BE MADE EFFECTIVE ON: February 11, 2021

EXHIBIT "A"

LOT 1, AS RECORDED IN THE VILLAGE AT HIGHLAND LAKES, KELHAM GROVE NEIGHBORHOOD, AS RECORDED IN MAP BOOK 43, PAGES 87 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

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

Grantor's Name	American International Relocation Solutions, LLC	Grantee's Name	Lay Lake Rentals, LLC
Mailing Address	6 Penn Center West, 2 nd Floor Pittsburgh, PA 15276	Mailing Address	2982 Kelham Grove Way Birmingham, AL 35242
Property Address	2982 Kelham Grove Way Birmingham, AL 35242	Date of Sale	16th day of February, 2021
		Total Purchase Price	\$403,000.00
		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
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

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.

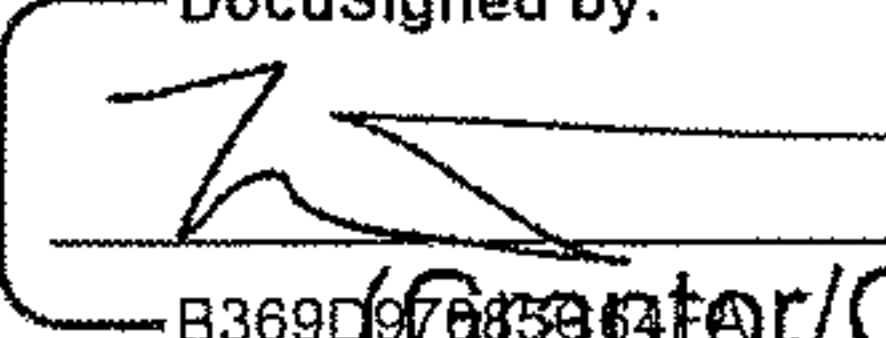
Date of Sale - the date on which interest to the property was conveyed.

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.

f 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).

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

Date	02/16/2021	Print	Mark Mitchell
☐ Unattested	☐ (verified by)	Sign	DocuSigned by:  B369D97645947101
		(Grantor/Grantee/owner/agent) circle one	

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/26/2021 01:18:09 PM
\$440.00 CHERRY
20210226000098110

Alexis Boyd