

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **UNIVERSITY ASSOCIATES, INC.**, an Alabama corporation, (the herein "Grantor"), whose address is 1 White Oak Lane, Montevallo, AL 35115., for and in consideration of the sum of **TWO MILLION FIVE HUNDRED FIVE THOUSAND AND NO/100 (\$2,505,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **OAK PARK HEIGHTS APARTMENTS, LLC**, a Florida limited liability company (the herein "Grantee") whose address is 9607 16th Circle NW, Bradenton, FL 34209, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate located at 165 Mitchell Street & 138 Overland Road, Montevallo, AL 35115, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel 1:

A part of the S 1/2 of SW 1/4 of NE 1/4, Section 21, Township 22 South, Range 3 west, described as follows: commence at the SW corner of said 1/4 1/4 Section and run Northward along West line of same 449.5 feet to Northwest corner of Property sold to W. E. Lovelady, Jr., as described in Deed Book 236 Page 421 in Probate Office of Shelby county, Alabama, for point of beginning; thence run Easterly along North line of Lovelady property, 548.15 feet to west line of property sold to W.E. Lovelady, Jr., as described in Deed Book 186 Page 324 in said Probate Office; thence Northeasterly direction along West line of Lovelady property to the North line of S 1/2 of SW 1/4 of NE 1/4 of Section 21, at a point 725 feet west of the Northeast corner of said 20-acre tract; thence West along North line of said 20-acre tract to the East right-of-way line of Montevallo-Siluria Highway; thence in a Southerly direction along East right-of-way line of said Highway to point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

A part of the N 1/2 of SW 1/4 of NE 1/4 of Section 21 Township 22 south, Range 3 West, more particularly described as follows:

Commence at the Intersection of the North line of the SW 1/4 of NE 1/4 of said section 21, with the East boundary of the Montevallo-Siluria road and run South along said boundary a distance of 538.55 feet to point of beginning of lot herein described; thence run East and parallel with the North line of said forty acres a distance of 354.14 feet; thence run south and parallel with said road boundary a distance of 123 feet; thence run West and parallel with the North line of said forty acres a distance of 354.14 feet to the East boundary of said road; thence North along the East boundary of said road a distance of 123 feet to point of beginning.

Subject to Easement for Sanitary Sewer granted to City of Montevallo as recorded in Deed Book 219, Page 501, Shelby County Records.

ALSO

Commence at the point of intersection of the east right-of-way line of Alabama Highway 119 with the south right-of-way line of Overland Road; thence run easterly along said south right-of-way line of said Overland Road for a distance of 354.14 feet to the northeast corner of the parcel of land described in -

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, the above-described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining and unto its successors and assigns forever. Said property being subject, however, to ad valorem taxes due October 1, 2021, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above-described property of record in the Probate Office of Shelby County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
_____ Sales Contract
_____ **X** _____ Closing Statement
_____ Appraisal
_____ Other _____

The undersigned Grantor does hereby attest to the best of its knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, UNIVERSITY ASSOCIATES, INC., an Alabama corporation, has caused this instrument to be executed by DANIEL W. THOMPSON, its PRESIDENT, for and as the act of said corporation on this the 7 day of April, 2021.

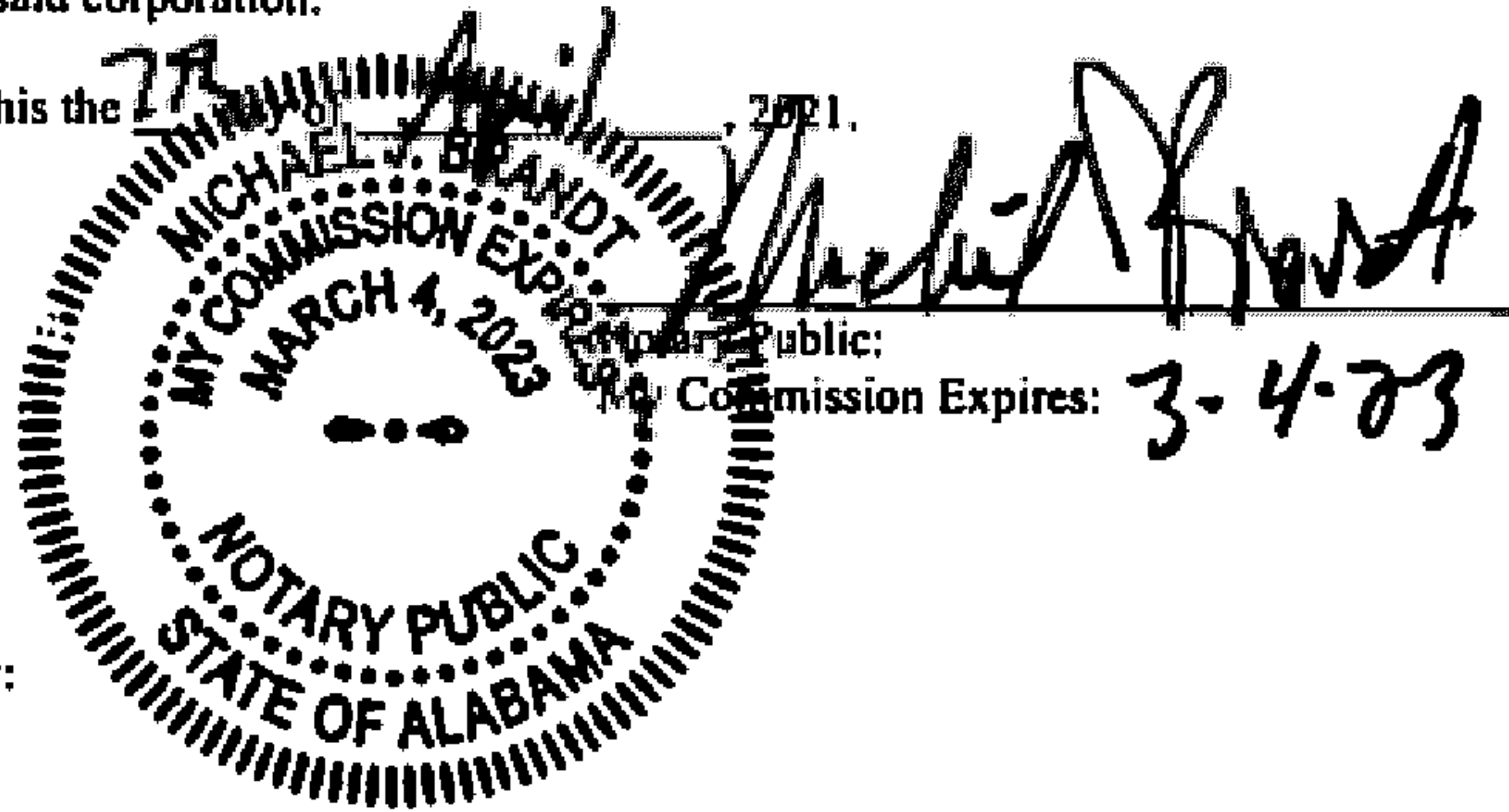
UNIVERSITY ASSOCIATES, INC.,
an Alabama corporation


By: DANIEL W. THOMPSON
Its: PRESIDENT

STATE OF Alabama)
COUNTY OF Jefferson)

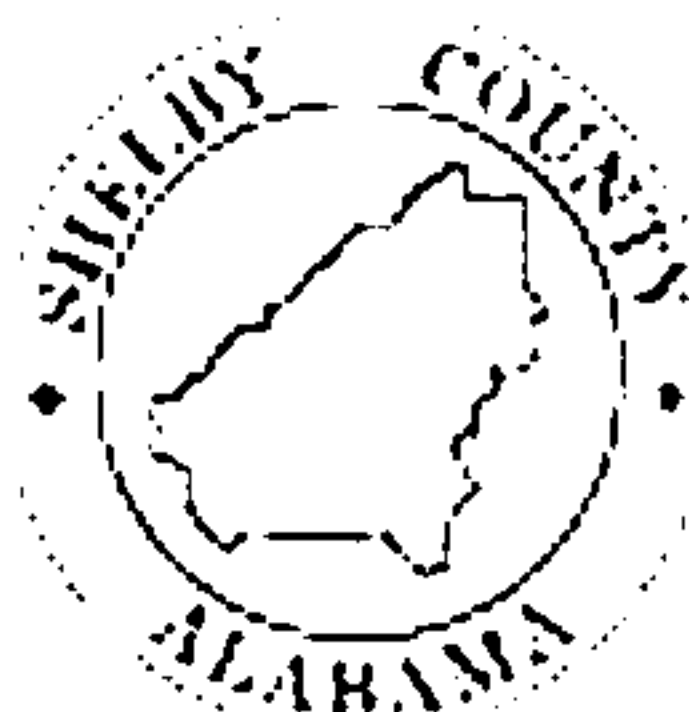
I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, DANIEL W. THOMPSON of UNIVERSITY ASSOCIATES, INC., an Alabama corporation, whose name is signed to the foregoing conveyance as PRESIDENT, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7 day of April, 2021.



This instrument was prepared by:
M. Paul Killian
Harrison & Gammons, P.C.
2430 L & N Drive
Huntsville, AL 35801
256-533-7711
TC21-13020

Send Tax Notices to:
Oak Park Heights Apartments, LLC
9607 16th Circle NW
Bradenton, FL 34209



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2021 03:52:30 PM
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20210409000179830

