

File No.: 21006

STATUTORY WARRANTY DEED

STATE OF ALABAMA) **SEND TAX NOTICE TO:** **THIS INSTRUMENT PREPARED BY:**
) Phillip J. Lusco W. Eric Pitts, Esq.
COUNTY OF SHELBY) 1475 Hwy. 42 W. Eric Pitts, L.L.C.
) Calera, AL 35040 PO Box 280
) Alabaster, AL 35007
) No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that **Waterford, L.L.C.**, an Alabama limited liability company (hereinafter "GRANTOR"), for and in consideration of the sum of **\$800,000.00** and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Phillip J. Lusco** (hereinafter "GRANTEE"), the following described property in Shelby County Alabama, to-wit (the "Property"):

All that certain lot or parcel of land situate in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama; thence N 89° 07' 31" W, a distance of 1,468.67 feet to the POINT OF BEGINNING; thence N 89° 07' 16" W, a distance of 425.67 feet; thence N 00° 00' 30" W, a distance of 666.15 feet; thence N 89° 00' 42" W, a distance of 499.40 feet to the easterly right-of-way of Shelby County Hwy 42; thence N 07° 26' 39" W along said right-of-way, a distance of 502.15 feet to the southerly right-of-way of Alabama Hwy. 70; thence N 40° 06' 02" E along said Hwy. 70 right-of-way and leaving said Shelby County Hwy 42 right-of-way, a distance of 70.71 feet; thence N 85° 06' 02" E along said right-of-way, a distance of 968.28 feet; thence S 00° 52' 44" W and leaving said right-of-way, a distance of 1,316.15 feet to the POINT OF BEGINNING.

\$0 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) those reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and permitted exceptions set forth on Exhibit A hereto, (b) all ad valorem taxes for the current year and subsequent years not yet due and payable and (c) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining and all right, title and interest of GRANTOR in and to all roads, alleys and ways bounding the Property except as otherwise noted or excepted above, to the said GRANTEE, and its successors and assigns forever.

GRANTOR DOES HEREBY COVENANT, for itself, its successors and assigns, with GRANTEE, his successors, heirs and assigns, that GRANTOR will warrant and defend the said Property to said GRANTEE, his successors, heirs and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

GRANTOR HAS HERETO set its hand and seal by and through the undersigned on June 2, 2021.



20210604000274920 2/4 \$831.00
Shelby Cnty Judge of Probate, AL
06/04/2021 01:36:47 PM FILED/CERT

Waterford LLC

by John G. Reamer, Jr.
its Managing Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that John G. Reamer, Jr. whose name(s) is/are signed to the foregoing instrument as Managing Member of Waterford LLC, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily as such officer acting with full authority on behalf of said entity on the day and year set forth above.

GIVEN UNDER MY HAND, on June 2, 2021.

NOTARY PUBLIC

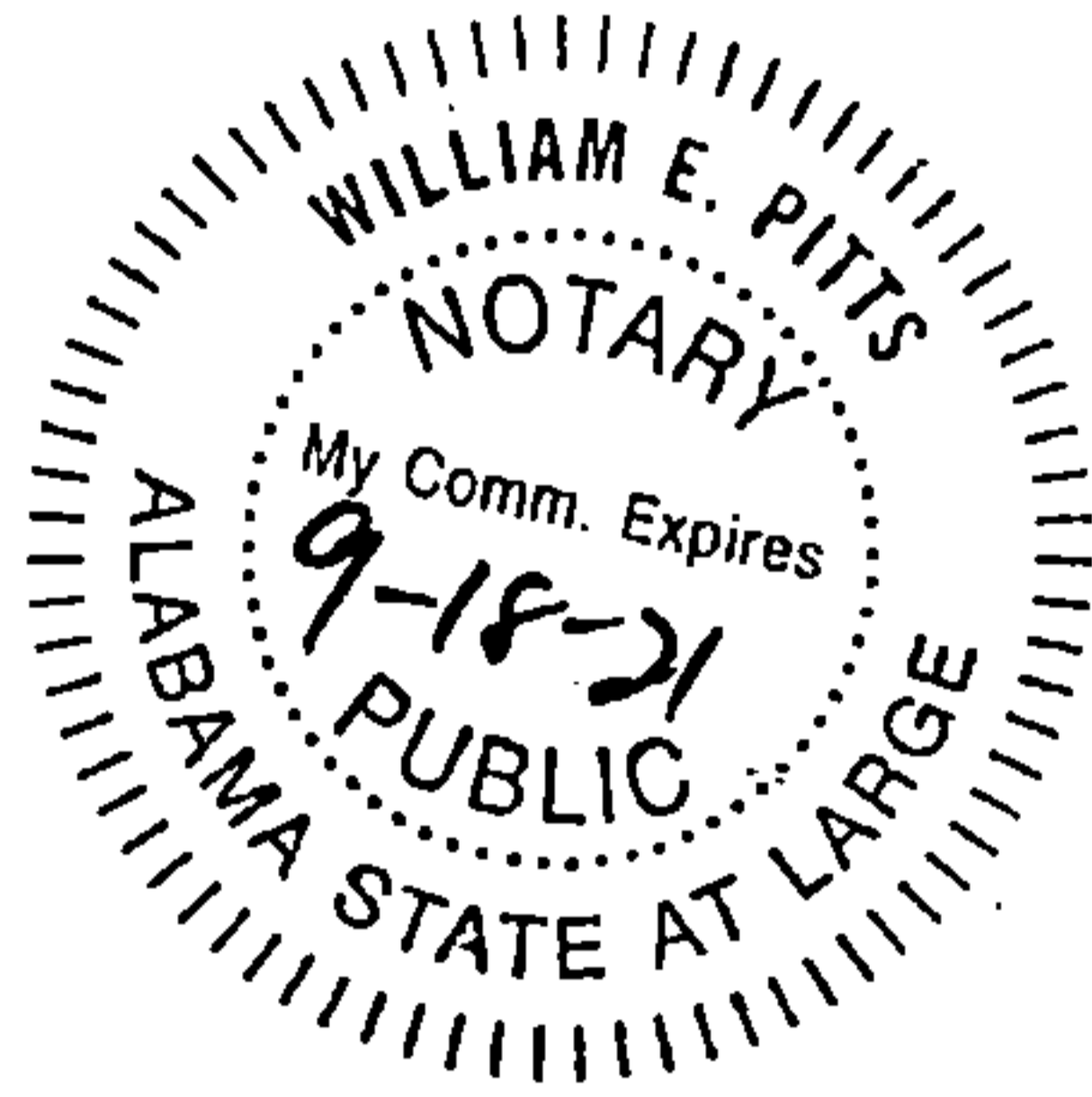


EXHIBIT A



20210604000274920 3/4 \$831.00
Shelby Cnty Judge of Probate, AL
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1. Right of Way to Shelby County as recorded in Deed Book 240, Page 36.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1995-1640 and Real 345, Page 744.
3. Release of damages as set forth in Instrument #1995-1640 and Real 345 Page 744 .

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Real Estate Sales Validation Form

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

Grantor's Name Waterford LLC
Mailing Address _____
3334 Westbury Rd.
Birmingham, AL 35223

Grantee's Name Phillip J. Lusco
Mailing Address 1475 Hwy. 42
Calera, AL 35040

Property Address Co. Rd. 42 @ Hwy 70
Calera, AL 35040

Date of Sale June 2, 2021
Total Purchase Price \$ 800,000.00
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 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 June 2, 2021

Print JOHN G. REAMER, JR

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one