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DEEDS 1/4

PURCHASE MONEY MORTGAGE IN THE TOTAL PRINCIPAL AMOUNT OF \$1,376,000.00 IS BEING FILED CONTEMPORANEOUSLY HEREWITH. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES IN THE AMOUNT OF \$2,064.00.

Send Tax Notice to:
A & O Holdings, LLC
19 Inverness Center Parkway
Suite 150
Birmingham, Alabama 35242

**This instrument prepared by, and
record and return to:
Matthew D. Evans
Evans, PLLC
19 Inverness Center Parkway, Suite 150
Birmingham, AL 35242
(205) 723-0202**

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **BYROM PROPERTIES, LLC**, an Alabama limited liability company (the “**Grantor**”), for the sum of One Million Seven Hundred Twenty Thousand and 00/100 Dollars (\$1,720,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **A & O HOLDINGS, LLC**, an Alabama limited liability company (the “**Grantee**”), all of such Grantor’s right, title, and interest in the following described property situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as follows: (the “**Property**”).

Units 100, 150 and 250, Building 19, in Lake Heather Offices at Inverness, Phase 2 as established by that certain Declaration of Condominium of Lake Heather Offices at Inverness which is recorded in Instrument 20170719000258140, First Amendment to Declaration as recorded in Instrument 20190410000118020, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Amendment to the Declaration of Condominium a plan for Phase 2 is attached as Exhibit "B" thereto, and recorded in the Plat of Lake Heather Offices at Inverness Phase 2, in Map Book 50, page 86A-86D, and any future amendments thereto, Articles of Incorporation of Lake Heather Offices at Inverness Owners Association, Inc. recorded in Instrument 20170719000258150, and to which said Declaration of Condominium the By-Laws of Lake Heather Offices at Inverness Owners Association, Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium and amendments thereto.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of Lake Heather Offices at Inverness which is recorded in Instrument 20170719000258140, First Amendment to Declaration as recorded in Instrument 20190410000118020; and in the By-Laws of Lake Heather Offices at Inverness Owners Association, Inc., are attached as Exhibit "B" thereto, and in the Articles of Incorporation of Lake Heather Offices at Inverness Owners Association, Inc. recorded in Instrument 20170719000258150 in the Probate Office of Shelby County, Alabama.
4. Easement and Right of way to the City of Hoover as recorded in Real 365, page 837 and Instrument 1994-1479 in the Probate Office of Jefferson County, Alabama.
5. Right of way to BellSouth, recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, page 188; Deed Book 180, page 43; Deed Book 291, page 75; Deed Book 320, page 22; Real 93, page 210 and Instrument 20160923000349250 in the Probate Office of Shelby County, Alabama.
7. Agreement with Hoover for sewage treatment recorded in Real 314, page 561, Supplement to Agreement recorded in Real 365, page 876 and Real 328, page 64 in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants for Inverness Office Park as recorded in Instrument 20050401000150480, in the Probate Office of Shelby County, Alabama.
9. Powers and provisions as set out in the Articles of Incorporation of Inverness Office Park Association, Inc. as recorded in Instrument 20050203000055560, in the Probate Office of County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.

TO HAVE AND TO HOLD to Grantee, and its successors and assigns forever in fee simple. Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that Grantor has the right to sell and convey the same as aforesaid; and that the Grantor, for itself and its successors and assigns, shall warrant and defend the same to the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under such Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

IN WITNESS WHEREOF, Grantor has executed this conveyance to be effective as of June 22, 2021.

GRANTOR:

BYROM PROPERTIES, LLC,
an Alabama limited liability company

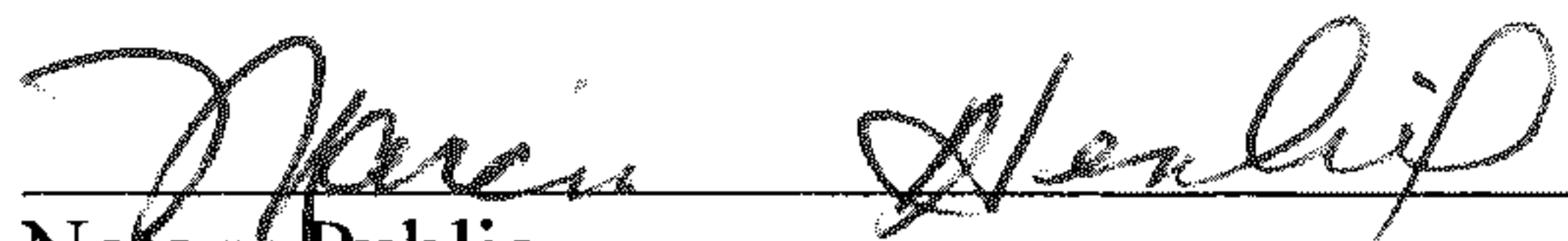


Colt Byrom, its Authorized Partner

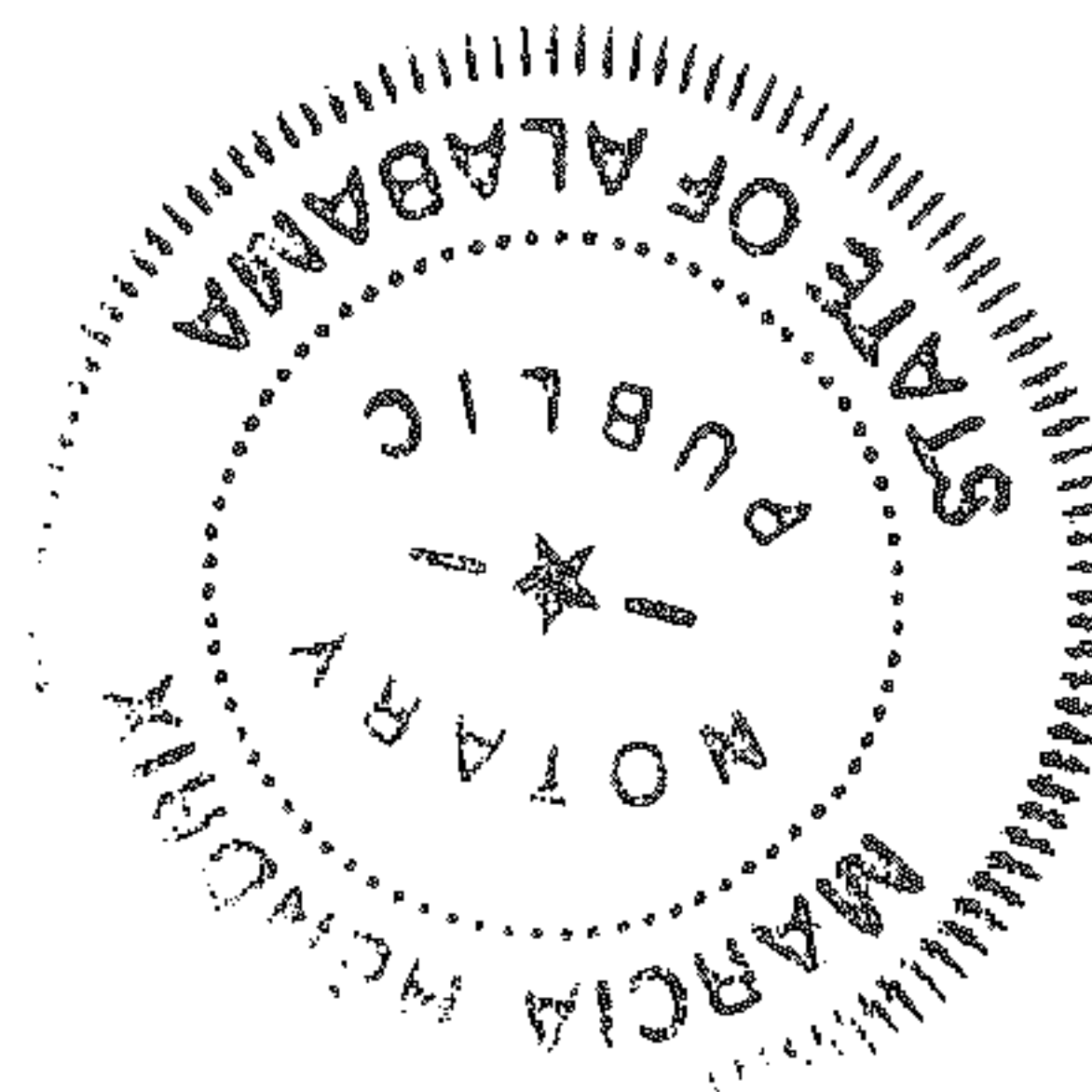
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Colt Byrom, whose name as Authorized Partner of **BYROM PROPERTIES, LLC**, an Alabama limited liability company, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN under my hand and seal this the 22nd day of June 2021.



Notary Public
My Commission Expires: 11/20/2021
(SEAL)



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor Name: BYROM PROPERTIES, LLC Mailing Address: 2526 Valleydale Rd #100 Hoover, AL 35244	Grantee's Name: A & O HOLDINGS, LLC Mailing Address: 19 Inverness Center Parkway, Suite 150 Birmingham, Alabama 35242
Property Address: Units 100, 150 & 250 19 Inverness Center Parkway Birmingham, Alabama 35242	Date of Sale: June 22, 2021
	Total Purchase Price: \$1,720,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other:

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 22, 2021,

Print: **BYROM PROPERTIES, LLC,**

☒ Unattested


Colt Byrom, its Authorized Partner

