

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2021233

Send Tax Notice To: LHP CAPITAL, LLC
248 Inverness Center Drive
Birmingham, AL 35242

20210917000453500
09/17/2021 09:38:30 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Jefferson

That in consideration of the sum of **Six Hundred Thousand Dollars and No Cents (\$600,000.00)**, to the undersigned Grantor, **LAGNIAPPE, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **LHP CAPITAL, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, **the address of which is 248 Inverness Center Drive, Hoover, AL 35242**; to wit;

UNIT 248, IN BEAUMONT VILLAGE CONDOMINIUM, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IN INST. #20080328000126220, FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INST. #20090612000225320 AND SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INST. #20100910000295330, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "D" THERETO, AND AS RECORDED IN THE CONDOMINIUM PLAT OF BEAUMONT VILLAGE CONDOMINIUM, IN MAP BOOK 39, PAGE 129, AND FIRST AMENDED CONDOMINIUM PLAT OF BEUAMONT VILLAGE CONDOMINIUM AS RECORDED IN MAP BOOK 41, PAGE 31, SECOND AMENDED CONDOMINIUM PLAT OF BEUAMONT VILLAGE CONDOMINIUM AS RECORDED IN MAP BOOK 42, PAGE 6, AND ANY FUTURE AMENDMENTS THERETO, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF BEAUMONT VILLAGE ASSOCIATION INC., ARE ATTACHED AS EXHIBIT "C" THERETO, AND THE ARTICLES OF INCORPORATION OF BEAUMONT VILLAGE ASSOCIATION INC. AS RECORDED IN INST. #20080328000126230, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "E".

Subject To:

1. **Property Taxes for 2021, and subsequent years.**
2. **Restrictions appearing of record in Inst. #20060411000166620, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
3. **Easement to BellSouth Telecommunications Inc. d/b/a AT&T Alabama, recorded in Inst. #20080207000051700, in the Probate Office of Shelby County, Alabama.**
4. **Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, Page 355; Misc Volume 4, Page 442; and Misc. Volume 48, Page 427,**
5. **The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.**
6. **Easement to Alabama Power Company recorded in Inst. #20080401000130190,**
7. **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 35-8-101, et seq., or set forth in the Declaration of Condominium of Beaumont Village Condominium, a condominium, dated 3-28-2008, and recorded in Inst. #20080328000126220, First Amendment to Declaration of Condominium as recorded in Inst. #20090612000225320, Second Amendment to Declaration of Condominium as recorded in Inst. #201900910000295330, in the Probate Office of Shelby County, Alabama; in the By-Laws of Beaumont Village Association, Inc. recorded as Exhibit C to the Declaration of Condominium of Beaumont Village Condominium; and in the Articles of Incorporation of Beaumont Village Association, Inc., as recorded in Inst. #20080328000126230, in said Probate Office.**

\$570,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Member, Percy P. Callegan, who is/are authorized to

execute this conveyance, has hereto set its signature and seal, this the 16th day of September, 2021.

LAGNIAPPE, LLC

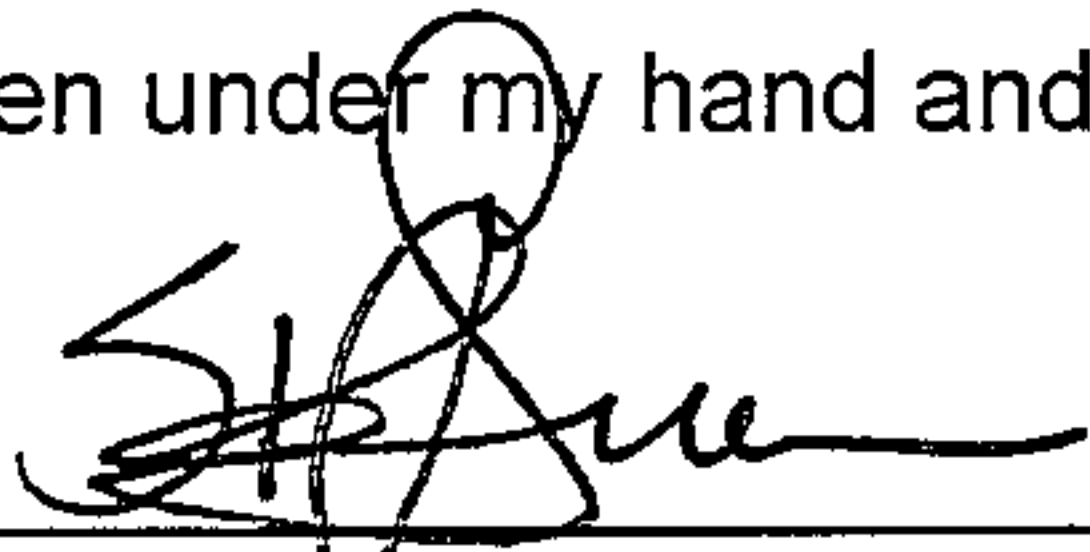

Percy P. Callegan
Member

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for said County in said State, hereby certify that Percy P. Callegan, Member of LAGNIAPPE, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 2021.



Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2024

