


THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

SEND TAX NOTICE TO:

Harry W. Ollinger, Jr., Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

Cobblestone Creek Apartments, LLC
Attn: Olympus Zarris, Manager
8499 S. Tamiami Tr., Suite 265
Sarasota, FL 34238

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20220510000191400 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/10/2022 11:08:52 AM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered as of the 29th day of April, 2022 by **Cobblestone Creek, Ltd.**, an Alabama limited partnership ("Grantor"), in favor of **Cobblestone Creek Apartments, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the real estate situated in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and made a part hereof.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem taxes for the 2022 tax year and all subsequent years.
2. All matters shown on the Plan of record in Plat Book 33, Page 48, in the Office of the Judge of Probate for Shelby County, Alabama.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits, recorded on 9/18/2006 in Instrument Number 20060918000462400, and amended in Instrument Number 20090918000358500; and Instrument Number 20060918000462410 in the Office of the Judge of Probate of for Shelby County, Alabama.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Land Use

Restrictive Covenants for Alabama's Home Program of record in Instrument Number 20060918000462400 and amended in Instrument Number 20090918000358500, in the Office of the Judge of Probate for Shelby County, Alabama.

5. Easement(s) for Alabama Power Company of record in Book 211, Page 428, in the Office of the Judge of Probate for Shelby County, Alabama.

6. Easement(s) for Right of Way of record in Instrument Number 20040407000180370, in the Office of the Judge of Probate for Shelby County, Alabama.

7. Easement(s) for Right of way of record in Book 124, Page 192, in the Office of the Judge of Probate for Shelby County, Alabama.

8. Easement(s) for Alabama Power Company of record in Instrument Number 20071114000522140, in the Office of the Judge of Probate for Shelby County, Alabama.

9. Coal, oil, gas and other mineral and mining rights not retained, owned, granted or leased by Grantor, if any.

10. Rights of residential tenants in possession as tenants only under the unrecorded leases.

11. All other easements, restrictions, covenants, encumbrances, certificates, claims and other matters of public record.

12. Any encroachment, encumbrance, violation, variation, adverse circumstance and other matter which would be revealed by an accurate and complete survey or inspection.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

SOURCE OF TITLE: Instrument Number 20060918000462420, in the Office of the Judge of Probate of Shelby County, Alabama.



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Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Addresses:

Cobblestone Creek, Ltd.
Attn: Stan Evans, President of General Partner
201 Gordon Dr. SE, #100
Decatur, AL 35601

Grantee's Name and Mailing Address:

Cobblestone Creek Apartments, LLC
Attn: Olympus Zarris, Manager
8499 S. Tamiami Tr., Suite 265
Sarasota, FL 34238

Property Address: 1501 Cobblestone Creek
Montevallo, Alabama 35115

Purchase Price: \$1,954,850



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The Purchase Price of the Property can be verified by the Closing Statement.

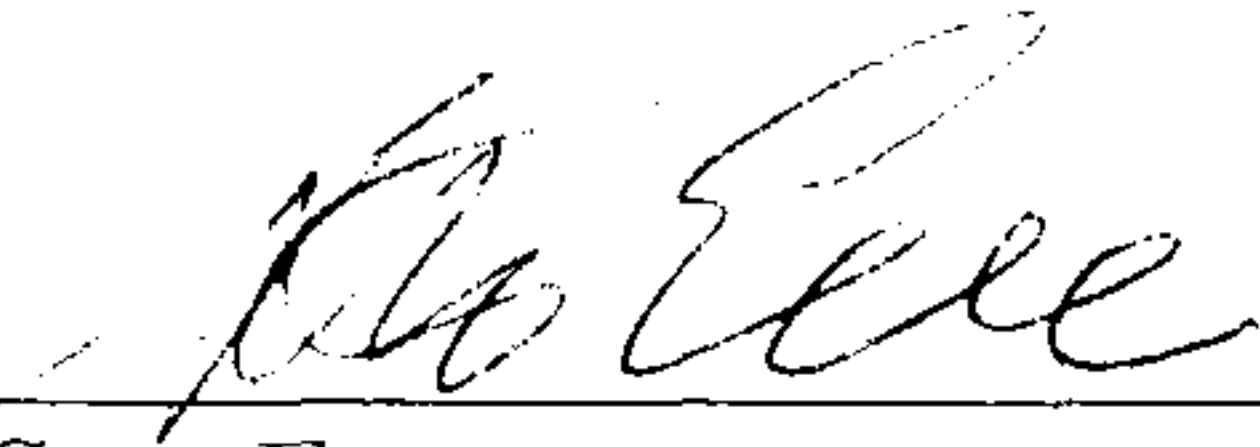
NOTE TO PROBATE OFFICE: NO DEED TAX IS OWED BECAUSE THE MORTGAGES RECORDED CONTEMPORANEOUSLY HEREWITH ARE PURCHASE MONEY MORTGAGES IN A COLLECTIVE AMOUNT THAT EXCEEDS THE COLLECTIVE AMOUNT OF THE PURCHASE PRICES FOR THE PROPERTIES ACQUIRED IN CONNECTION WITH SUCH MORTGAGES.


[Signature pages to follow]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

COBBLESTONE CREEK, LTD., an Alabama limited partnership

By: Housing Investors, Inc.
Its: General Partner

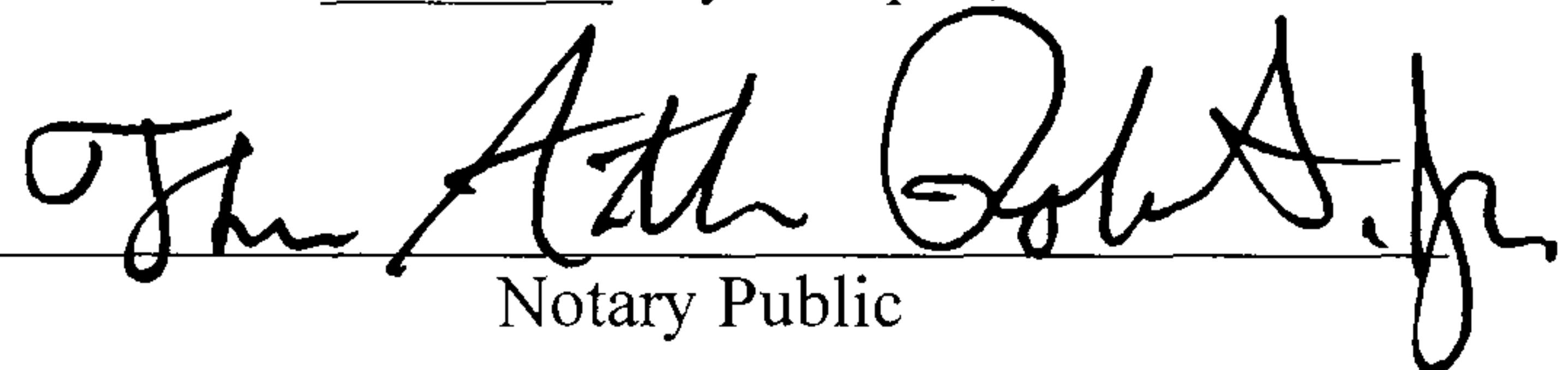
By: 
Name: Stan Evans
Its: President


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STATE OF ALABAMA)
Jefferson)
COUNTY)

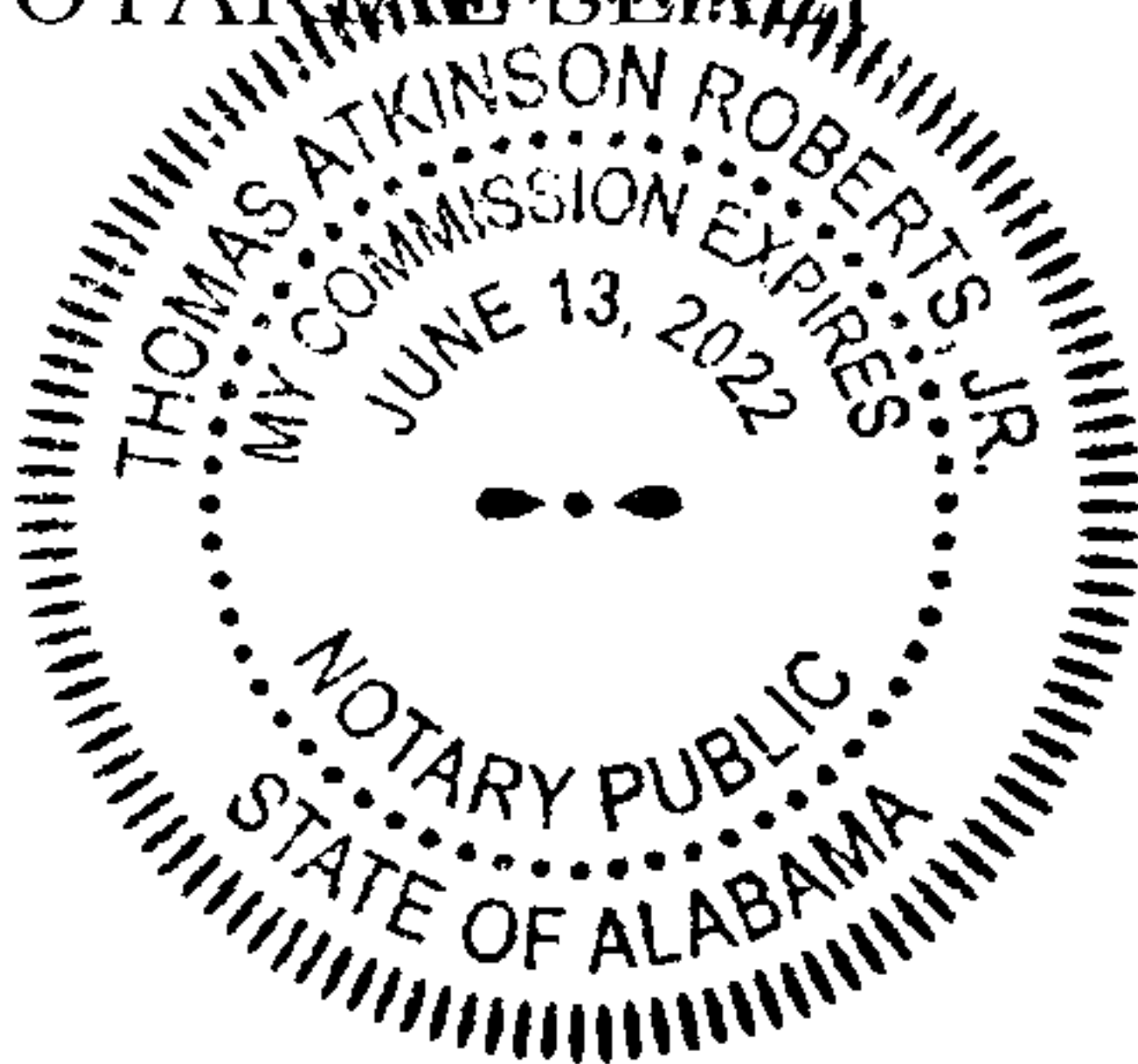
I, the undersigned, a notary public in and for said county in said state, hereby certify that Stan Evans, whose name as President of Housing Investors, Inc., an Alabama corporation, a general partner of Cobblestone Creek, Ltd., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such President of the general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 29th day of April, 2022.


Notary Public

[NOTARIAL SEAL]

My commission expires: _____




[Signature pages continue on following page]

My Commission Expires
June 13, 2022

COBBLESTONE CREEK, LTD., an Alabama limited partnership

By: Cobblestone Creek GP, Inc.
Its: General Partner

By: *[Signature]*
Name: Billy Buckelew
Its: President


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STATE OF ALABAMA)
 :
Morgan COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Billy Buckelew, whose name as President of Cobblestone Creek GP, Inc., an Alabama corporation, a general partner of Cobblestone Creek, Ltd., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such President of the general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 29 day of April, 2022.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: 3/5/23

[Signature pages continue on following page]

EXHIBIT A

Legal Description



20220510000191400 6/6 \$38.00
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Lot 2C of a Resurvey of Lot 2, Old Wooley Estates, a subdivision located in Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, as shown by plat of record in Map Book 33, at Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.