

**REAL ESTATE VALIDATION FORM**

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

<b>Grantor's Name:</b>	Mallard Landing Development, LLC	<b>Grantee's Name:</b>	Mallard Landing Residential Association, Inc.
<b>Mailing Address</b>	3360 Davey Allison Blvd Hueytown, Alabama 35023	<b>Mailing Address:</b>	100 Carrington Lane Calera, Alabama 35040
<b>Property Address:</b>	N/A. All common areas in Mallard Landing, Map Book 57, Pages 73A and 73B	<b>Date of Sale:</b>	April 6, 2023
		<b>Purchase Price:</b>	\$1,000.00

THIS INSTRUMENT PREPARED BY:  
Kelly Thrasher Fox, Esq.  
Hand Arendall Harrison Sale LLC  
1801 Fifth Avenue North, Suite 400  
Birmingham, AL 35203  
205-502-0122

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN by these presents, that **Mallard Landing Development, LLC**, an Alabama limited liability company (hereinafter "GRANTOR"), in and for consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration hereby acknowledged to have been paid by **Mallard Landing Residential Association, Inc.**, an Alabama nonprofit corporation (hereinafter "GRANTEE"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

**GREENSPACE GS-13, ALL COMMON AREAS, AND EASEMENTS, AS SHOWN ON THE FINAL PLAT OF MALLARD LANDING, PHASE 3 SECTOR 2, SUBDIVISION AS RECORDED AS MAP BOOK 57, PAGES 73A AND 73B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor covenants to and with Grantee that, except as to the matters, exceptions and reservations above referred to, Grantor is lawfully seized of the Property, the same is free from other encumbrances, and that Grantor will, and Grantor's successors and assigns shall, forever warrant and defend the title to the Property, as herein conveyed, unto Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by and through its duly authorized representative effective as of the 6<sup>th</sup> day of April, 2023.

Mallard Landing Development, LLC, an Alabama limited liability company

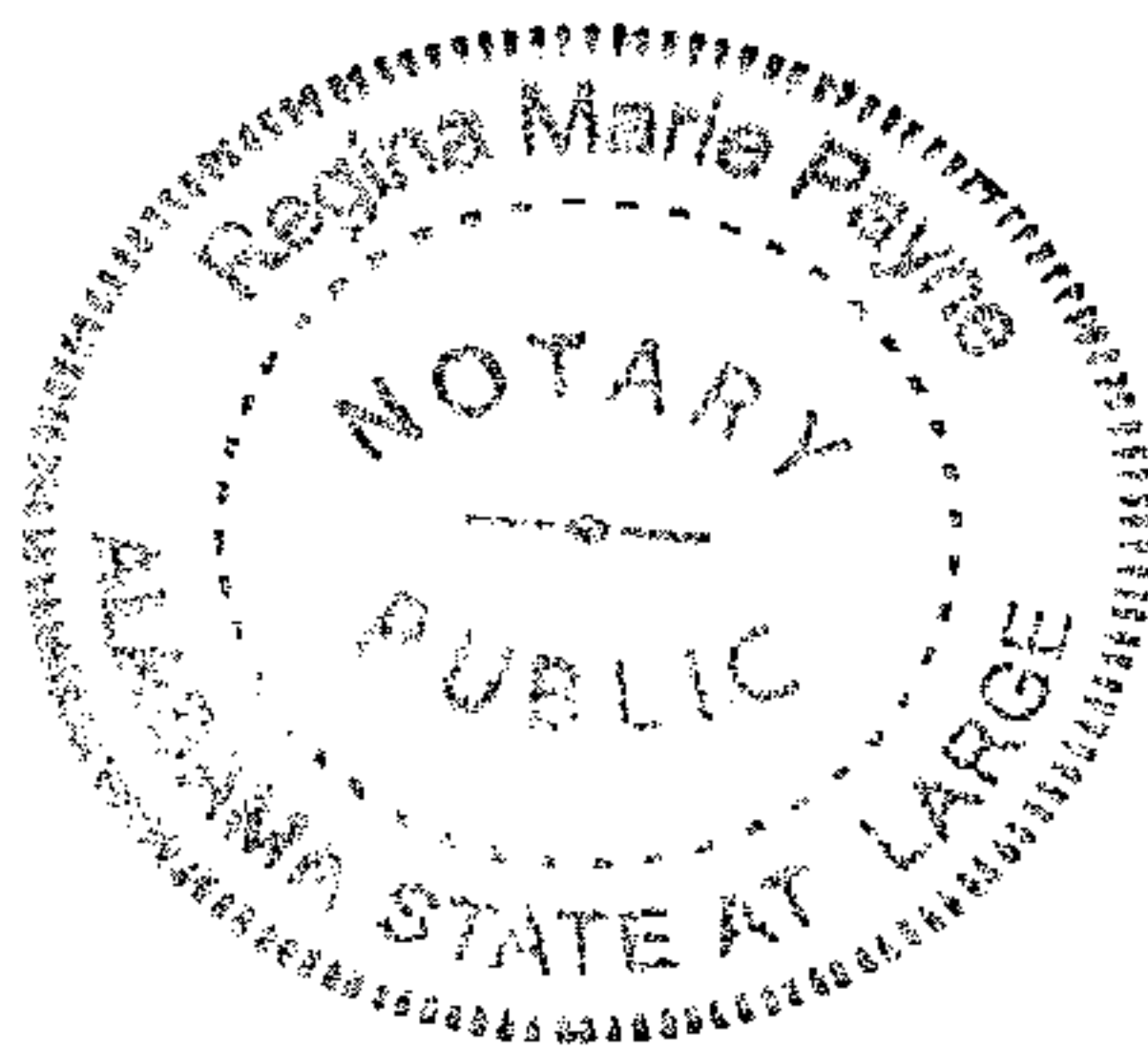
By: [Signature]  
Name: DASON E Spinks  
As Its: Managing Member

STATE OF ALABAMA :  
COUNTY OF Shelby :

I, the undersigned Notary Public, in and for said State and said County, hereby certify that DASON E Spinks, whose name as Managing Member of Mallard Landing Development, LLC, an Alabama limited liability company, 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 \_\_\_\_\_ and with full authority, executed the same voluntarily as and for the act of said limited liability company on the day the same bears date.

Given under my hand and official notarial seal this the 5<sup>th</sup> day of April, 2023.

{SEAL}



Regina Marie Payne  
NOTARY PUBLIC  
My Commission Expires: 4-4-26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/06/2023 03:23:01 PM  
\$26.00 JOANN  
20230406000097140

Allie S. Bayl