

20230508000135410 1/3 \$303.00
Shelby Cnty Judge of Probate, AL
05/08/2023 10:31:38 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred Dollars and NO/100 (\$500.00) and other good and valuable considerations to the undersigned **SVM LLC**, whose mailing address is 1203 W. Magnolia Drive, Sylacauga, Alabama 35150 herein referred to as Grantor, in hand paid by **SVA ENTERPRISE LLC**, whose mailing address is 1203 W. Magnolia Drive, Sylacauga, Alabama 35150, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, all it's right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Units 100 and Unit 150, Building 1200, in Providence Park a Condominium, as established by that certain Declaration of Condominium of Providence Park, as recorded in Instrument 20040802000426220; First Amendment to Declaration as recorded in Instrument 20050113000020340; Second Amendment to Declaration as recorded in Instrument 20050819000428280; Third Amendment to Declaration as recorded in Instrument 20060302000097880 and Corrective Third Amendment to Declaration as recorded in Instrument 20060803000376750, in the Probate Office of Shelby County, Alabama, and any future amendments thereto, and to which Declaration of Condominium a plan is attached as Exhibit "C" and in plats Providence Park Phase I, a Condominium, as recorded in Map Book 33, page 119A-119E and Amended in Map Book 36, page 98A thru 98E; Providence Park Phase II, a Condominium, as recorded in Map Book 34, page 75A thru 75E and Providence Park, Phase III, a Condominium, as recorded in Map Book 35, page 101A thru 101E, and to which Declaration the By-Laws of Providence Park Owners Association Inc are attached as Exhibit B and the Articles of Incorporation of Providence Park Owners Association Inc. as recorded in Instrument 200410/8837, in the Probate of Jefferson County; together with an undivided interest in the-Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a condominium.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not due and payable until October 1, 2022.
2. Restrictions as shown by recorded map.
3. Covenants, Conditions, Restrictions, Reservations, Easements,

Shelby County, AL 05/08/2023
State of Alabama
Deed Tax: \$275.00



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 Providence Park, as recorded in Instrument 20040802000426220; First Amendment to Declaration as recorded in Instrument 20050113000020340; Second Amendment to Declaration as recorded in Instrument 20050819000428280; Third Amendment to Declaration as recorded in Instrument 20060302000097880 and Corrective Third Amendment to Declaration as recorded in Instrument 20060803000376750, By-Laws of Providence Park Owners Association Inc are attached as Exhibit B, in the Probate Office of Shelby County, Alabama. Together with the Articles of Incorporation of Providence Park Owners Association Inc. as recorded in Instrument 200410/8837, in the Probate Office of Jefferson County

4. Right of way to South Central Bell, recorded in Deed Book 320, page 915, in the Probate office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Real 42, page 667 and Deed Book 129, page 553 in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Deed Book 292, page 895; Deed Book 296, page 847 and Deed Book 305, page 486, in the Probate Office of Shelby County, Alabama.
7. Transmission line permit to Alabama Power Company, recorded in Deed Book 130, page 55, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20040102000000320 in the Probate Office of Shelby County, Alabama.
9. Articles of Incorporation of Providence Park, recorded in Instrument 200410/8837, in the Probate Office of Jefferson County, Alabama.
10. By-Laws of Providence Park, recorded in Instrument 20040802000426220, in the Probate Office of Shelby County, Alabama.

Deed Reference: Instrument 20220131000041990.

Property Address: 1200 Providence Park, Suite 100, Birmingham, AL 35242.

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Value taken from prior deed in 2022: Value \$275,000.00

TO HAVE AND TO HOLD unto the Grantee and the successors and assigns of Grantee, forever, together with any and all remainder or reversion interest therein.

And the Grantor does for itself and for its successors and assigns, covenant with the said Grantee, and the heirs and assigns of the Grantee, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein stated, 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 unto the said Grantee, and the heirs and assigns of Grantee forever, against the lawful claims of all persons except those who claim under them or under any provision of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its managing member, Rekha Chadalawada, who is authorized to execute the conveyance, has hereto set her signature and seal, this 1st day of May, 2023.

SVM LLC

BY: Rekha Chadalawada
Rekha Chadalawada
IT'S: Managing Member

STATE OF ALABAMA §
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COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County in said State, hereby certify that Rekha Chadalawada, whose name as Managing Member of SVM LLC, 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 this instrument, she executed the same, as such officer and with full authority, voluntarily on the day the same bears date, for and as the act of said company.

Given under my hand and official seal this the 1st day of May, 2023.

Marsha M. Ellis
Notary Public
My Commission Expires: 6/8/2024

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
201 North Norton Avenue
Sylacauga, Alabama 35150
12275

