

Send Tax Notice to:  
Turner and Associates, LLC  
**213 Legacy Avenue**  
**Maylene, AL 35114**

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This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: **BHM-23-8773**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$525,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Wisteria Oaks, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3737 River Oaks Circle, Birmingham, AL 35223

by **Turner and Associates, LLC (herein referred to as "Grantee")**, whose mailing address is

19 Inverness Center Parkway, 200, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1601 Providence Park, Birmingham, AL 35242**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$315,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of May, 2023.

Wisteria Oaks, LLC, an Alabama Limited Liability Company

By: [Signature]  
Daniel Klasing, Member

By: [Signature]  
Sue Williamson, Member

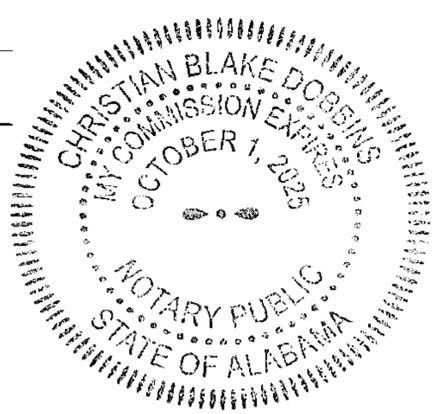
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel Klasing, Member and Sue Williamson, Member**, whose name(s) as **Member(s)** of **Wisteria Oaks, LLC**, a/an **Alabama** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Wisteria Oaks, LLC**, on the day the same bears date.

Given under my hand and official seal this 12 day of May, 2023.

[Signature]  
Notary Public, State of

Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:  
Unit 100 and 150, Building 1601, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument # 20040802000426220 and amended in Instrument # 20050113000020340 and further amended in Instrument # 20050819000428280; and By-Laws thereto as recorded in Instrument # 20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; 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. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, Phase III, a Condominium, being attached to the Map and Survey of Providence Park, Phase III, a Condominium, as recorded in Map Book 35, Page 101, in said Probate Office. Situated in Shelby County, Alabama.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/17/2023 11:09:55 AM  
\$238.00 BRITTANI  
20230517000146360**

*Alvin S. Bayl*