


This Instrument Prepared By:  
Christopher M. Gill, Esq.  
Hand Arendall LLC  
Post Office Box 123  
Mobile, Alabama 36601  
251-432-5511

  
20130103000003650 1/5 \$1524.00  
Shelby Cnty Judge of Probate, AL  
01/03/2013 12:09:01 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **AMBLER, L.L.C.**, an Alabama limited liability company ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **TEG MONTEVALLO PLACE LLC**, a Delaware limited liability company ("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 that certain real property lying and being situate in Shelby County, Alabama and described on Exhibit A attached hereto (the "Property").

Grantor's conveyance of the Property is SUBJECT, HOWEVER, in all things to the following:

1. All taxes due in the year 2013 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 101, page 83 and Deed Book 295, page 619 in the Probate Office of Shelby County, Alabama.
4. Easement to Charter Communications, as recorded in Instrument 20100311000072420, in the Probate Office of Shelby County, Alabama.
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, the Property.
6. Less and except any portion of the Property lying within a road right of way or in Buck Creek.
7. Rights of tenants in possession, as tenants only, under any unrecorded residential leases.

All recording references contained herein are to the records of 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized representative on this 27 day of December, 2012.

**AMBLER, L.L.C.**, an Alabama limited liability company

By: B.R.E. Associates, Inc., an Alabama corporation, as its Manger

By: Malcolm S. Bethea  
Malcolm S. Bethea  
As Its President

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Malcolm S. Bethea, whose name as President of B.R.E. Associates, Inc., an Alabama corporation, acting in its capacity as the manager of Ambler, L.L.C., 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as the manager of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 27<sup>th</sup> day of December, 2012.

{SEAL}

Heather Euler

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 8, 2015

ADDRESS OF GRANTEE:

\_\_\_\_\_  
\_\_\_\_\_



## EXHIBIT A

Commence at the Northwest corner of the Southwest One-Quarter of Section 11, Township 21 South, Range 3 West; thence run East along the North line of said Quarter Section line for a distance of 1235.17 feet; thence turn an angle to the right of 90° and run South for a distance of 16.74 feet to the point of beginning; from the point of beginning thus obtained turn an angle to the left of 90°55'29" and run North 89°04'31" East for a distance of 774.99 feet; thence turn an angle to the right of 94°40'29" and run South 3°45' West for a distance of 151.76 feet; thence turn an angle to the left of 93°45' and run East for a distance of 245.00 feet; thence turn an angle to the right of 93°45' and run South 3°45' West for a distance of 93.40 feet to the point of commencement of a curve to the right, said curve having a central angle of 4°04'40" and a radius of 2841.09 feet; said chord bearing is South 5°47'20" West; thence run along the arc of said curve in a Southwesterly direction for a distance of 202.20 feet to the end of said curve; thence turn an angle to the right from the tangent extended to said curve of 81°12'33" and run South 89°02'13" West for a distance of 210.00 feet; thence turn an angle to the left of 76°10'06" and run South 12°52'07" West for a distance of 55.56 feet; thence turn an angle to the right of 90° and run North 77°07'53" West for a distance of 82.00 feet; thence turn an angle to the left of 90° and run South 12°52'07" West for a distance of 115.00 feet; thence turn an angle to the right of 63°40' and run South 76°32'07" West for a distance of 85.00 feet; thence turn an angle to the left of 63°40' and run South 12°52'07" West for a distance of 212.94 feet; thence turn an interior angle to the right of 73°55'17" and run North 61°03'10" West for a distance of 65.77 feet; thence turn an angle to the left of 26°58'40" and run North 88°01'50" West for a distance of 123.93 feet; thence turn an angle to the right of 13°18'35" and run North 74°43'15" West for a distance of 61.16 feet; thence turn an angle to the right of 29°40'41" and run North 45°02'34" West for a distance of 168.05 feet; thence turn an angle to the left of 65°03'32" and run South 69°53'54" West for a distance of 130.16 feet; thence turn an angle to the left of 29°25'03" and run South 40°28'51" West for a distance of 72.60 feet; thence turn an angle to the left of 3°34'28" and run South 36°54'23" West for a distance of 35.20 feet; thence turn an angle to the right of 20°30'52" and run South 57°25'15" West for a distance of 79.37 feet; thence turn an angle to the right of 47°35'07" and run North 74°59'38" West for a distance of 177.55 feet; thence turn an angle to the right of 49°48'02" and run North 25°11'36" West for a distance of 89.68 feet; thence turn an angle to the right of 8°47'59" and run North 16°23'37" for a distance of 22.48 feet; thence turn an angle to the right of 28°26'26" and run North 12°02'49" East for a distance of 18.64 feet; thence turn an angle to the right of 22°06'47" and run North 34°09'36" East for a distance of 48.14 feet; thence turn an angle to the left of 24°23'17" and run North 9°46'19" East for a distance of 86.54 feet; thence turn an angle to the left of 15°22'56" and run North 5°36'37" West for a distance of 25.80 feet; thence turn an angle to the left of 27°43'06" and run North 33°19'43" West for a distance of 47.20 feet; thence turn an angle to the left of 66°35'31" and run South 80°04'46" West for a distance of 95.59 feet; thence turn an angle of 18°23'40" and run North 81°31'34" West for a distance of 35.87 feet; thence turn an angle to the right of 15°54'27" and run North 65°37'07" West for a distance of 117.72 feet; thence turn an angle to the right of 28°09'54" and run North 37°27'13" West for a distance of 147.16 feet; thence turn an angle to the left of 00°36'11" and run North 38°03'24" West for a distance of 131.44 feet; thence turn an angle to the right of 37°27'25" and run North 00°35'59" West for a distance of 53.61 feet; thence turn an angle to the right of 55°34'51" and run North 54°58'52" East for a distance of 64.90 feet; thence turn an angle to the right of 36°29'42" and run South 88°31'26" East for a distance of 74.07 feet; thence turn an angle to the left of 57°13'59" and run North 34°14'35" East for a distance of 13.45 feet; thence turn an angle to the left of 14°12'31" and run North 20°02'04" East for a distance of 40.69 feet; thence turn an angle to the left of 17°15'54" and run North 2°46'10" East for a distance of 50.14 feet; thence turn an angle to the right of 86°18'21" and run North 89°04'31" East for a distance of 546.97 feet to the point of beginning.



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LESS AND EXCEPT:

A part of the NE 1/4 of the SW 1/4, Section 11, Township 21 South, Range 3 West, identified as Tract No. 26, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:

Commence at the Northeast corner of said NE 1/4 of the SW 1/4; thence West along the North line of said NE 1/4 of SW 1/4 a distance of 402 feet, more or less, to the present Northwest right of way line of Alabama Highway 119; thence Southerly along said right of way line a distance of 186 feet, more or less, to a point that is 75 feet Westerly of and at right angles to the centerline of Project No. STPAA-458(1) at Station 494+00 and the point of beginning of the property herein to be described; thence continue Southerly along said right of way line a distance of 267 feet, more or less, to the South property line; thence West along said property line a distance of 14 feet, more or less, to a point that is 75 feet Westerly of and at right angles to said centerline; thence Northerly, parallel with said centerline, along a curve to the left (concave Northerly), having a radius of 4675.0 feet, a distance of 269 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ambler, LLC  
Mailing Address 951 18th St. S.  
Ste 200  
Birmingham, AL 35205

Grantee's Name TEG Montevillo Place LLC  
Mailing Address C/O Hammond Residential Group  
6151 Powers Ferry Rd, Ste 590  
Atlanta, GA 30339

Property Address 1740 Woodbrook Trail  
Alabaster, AL

Date of Sale 12/27/12  
Total Purchase Price \$ 8,000,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/27/12

Print Michelle Gilbert

Unattested

Sign Michelle Gilbert

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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