


Send Tax Notice To:
ARC AACLRAL001, a Delaware limited
liability company
106 York Road
Jenkintown, PA 19046

Shelby County, AL 01/11/2013
State of Alabama
Deed Tax: \$1615.00

Prepared by:
Dow M. Perry, Jr.
Harris, Caddell & Shanks, P.C.
P.O. Box 2688
Decatur, AL 35602-2688
(256) 340-8047


20130111000015300 1/6 \$1642.00
Shelby Cnty Judge of Probate, AL
01/11/2013 10:53:46 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Million Six Hundred Fifteen Thousand and No/100 Dollars (\$1,615,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **William L. Prince and wife, Clara Inez Prince** ("Grantors") do grant, bargain, sell and convey unto **ARC AACLRAL001, LLC**, a Delaware Limited Liability Company ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof;

Subject to the exceptions set forth on Exhibit "B" attached hereto and made a part hereof by reference and incorporation.

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

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seal this 26th day of December, 2012.

GRANTORS:

William L. Prince (Seal)
William L. Prince

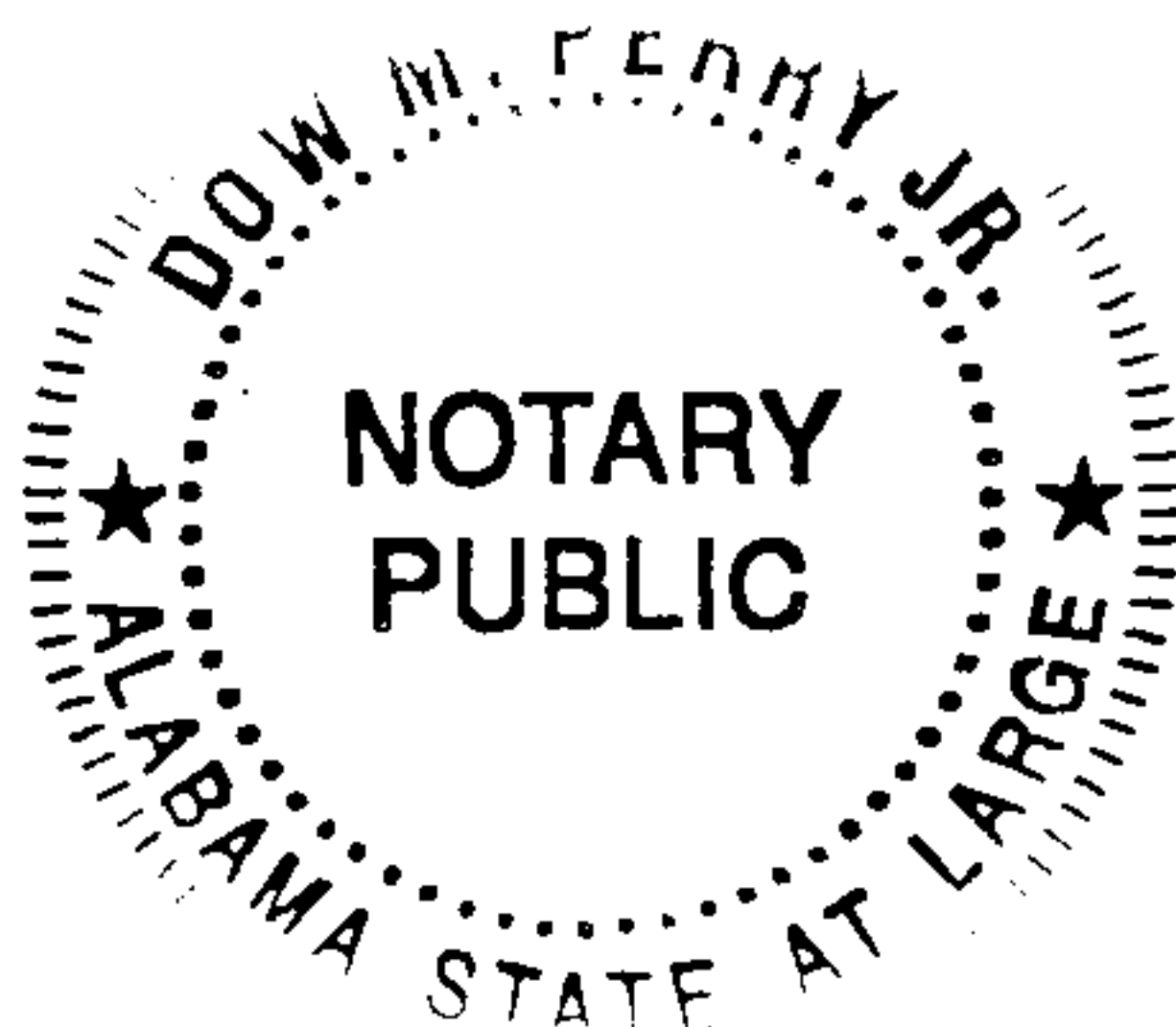
Clara Inez Prince (Seal)
Clara Inez Prince

STATE OF ALABAMA)
)
COUNTY OF MORGAN)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William L. Prince and wife, Clara Inez Prince, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 26th day of December, 2012.

Dw. H. Perry
Notary Public



**My Commission
Expires 01-19-2014**

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EXHIBIT "A" TO DEED

Parcel I:

Commence at an existing 1-1/4 inch pipe marking the Northeast corner of Lot 1, Block 46 of Dunstons Map of Calera, an unrecorded subdivision; thence run South 00 degrees 06 minutes 38 seconds West along the East line of Lot 1, also being the West right of way line of L & N Railroad a distance of 71.15 feet to an existing iron pin with cap stamped ALA PE-LS #9500 and the point of beginning. From said point of beginning run South 00 degrees 06 minutes 38 seconds West along said West right of way line a distance of 54.94 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence run North 85 degrees 56 minutes 51 seconds West a distance of 224.30 feet to an existing iron pin with cap stamped B. Lucas #23005 on the East right of way line of U.S. Highway #31; thence run along said right of way line and along a curve to the left having a Delta= 00 degrees 32 minutes 46 seconds, Radius = 5,769.59 feet a distance of 55.00 feet measured along the chord of said curve having a chord bearing of North 04 degrees 34 minutes 31 seconds East to an existing iron pin with a cap stamped B. Lucas # 23005; thence run South 85 degrees 53 minutes 51 seconds East a distance of 220.02 feet to the point of beginning.

Previously being described in deeds recorded in Instrument# # 20070112000018620 and Instrument # 2002-01115, as follows:


One lot or parcel of land off of Lot 3, commencing at the Northwest corner of W.P. Denson's lot on the East side of Montgomery Avenue in the Town of Calera, Alabama and running North parallel with the said Montgomery Avenue fifty-five feet to the lot owned by Hiram Busby; thence East to the South and North Alabama Railroad Co.; thence South along the right of way of the said South and North Alabama Railroad Company a distance of 55 feet; thence West to the point of beginning. Said lot having a depth of 255.00 feet, and a width of 55 feet, and lying and being in the Town of Calera, Shelby County, Alabama.

Parcel II:

Commence at an existing 1-1/4 inch pipe marking the Northeast corner of Lot 1, Block 46 of Dunstons Map of Calera, an unrecorded subdivision; thence run South 00 degrees 06 minutes 38 seconds West along the East line of Lot 1, also being the West right-of-way line of L & N Railroad a distance of 71.15 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence run North 85 degrees 53 minutes 51 seconds West a distance of 220.02 feet to an existing iron pin with cap stamped B. Lucas #23005 on the East right-of-way line of U. S. Highway #31; thence run along said right-of-way line and along a curve to the left having a Delta = 00 degrees 20 minutes 50 seconds, Radius = 5769.59 feet a distance of 34.96 feet measured along the chord of said curve having a chord bearing of North 04 degrees 07 minutes 12 seconds East to an iron pin set (1/2 inch rebar with cap stamped JBW&T, Inc. CA0046LS); thence continue along said right-of-way line North 03 degrees 42 minutes 34 seconds East a distance of 21.42 feet to an iron pin set; thence leaving said right-of-way line run South 89 degrees 46 minutes 49 seconds East a distance of 215.70 feet to the point of beginning.

Parcel #3:

Commence at an existing 1-1/4 inch pipe marking the Northeast corner of Lot 1, Block 46 of Dunstons Map of Calera, an unrecorded subdivision; thence run South 00 degrees 06 minutes 38 seconds West along the East line of Lot 1, also being the West right-of-way line of the L & N Railroad a distance of 71.15 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence continue South 00 degrees 06 minutes 38 seconds West along said West right-of-way line a distance of 54.94 feet to an existing iron pin with cap stamped ALA PE-LS #9500 and the point of beginning. From said point of beginning continue South 00 degrees 06 minutes 38 seconds West along said West right-of-way line a distance of


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134.31 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence run North 85 degrees 56 minutes 25 seconds West a distance of 236.57 feet to an existing iron pin with cap stamped B. Lucas #23005 on the East right-of-way line of U. S. Highway #31; thence run North 05 degrees 31 minutes 27 seconds East along said right-of-way line a distance of 72.91 feet to an iron pin set (1/2 inch rebar with cap stamped JBW&T, Inc. CA0046LS); thence continue along said right-of-way line and along a curve to the left having a Delta = 00 degrees 36 minutes 24 seconds, Radius = 5769.59 feet a distance of 61.09 feet measured along the chord of said curve having a chord bearing of North 05 degrees 08 minutes 30 seconds East to an existing iron pin with cap stamped B. Lucas #23005; thence leaving said right-of-way line run South 85 degrees 56 minutes 51 seconds East a distance of 224.30 feet to the point of beginning.

Said 3 Parcels being also described as follows:

Begin at an existing 1-1/4" pipe marking the Northeast corner of Lot 1, Block 46 of Dunstons Map of Calera, an unrecorded subdivision; thence run South 00 Degrees, 06 minutes, 38 seconds West along the East line of lot 1, also being the West right-of-way line of the L & N Railroad a distance of 260.40 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence run North 85 degrees, 56 minutes, 25 seconds West a distance of 236.57 feet to an existing iron pin with cap stamped B. Lucas #23005 on the East right-of-way line of U.S. Highway #31; thence run North 05 degrees, 31 minutes, 27 seconds East along said right-of-way line a distance of 72.91 feet to an iron pin set (1/2" rebar with cap stamped JBW&T Inc. CA0046LS); then run along said right-of-way line and along a curve to the left having a Delta = 00 degrees, 36 minutes, 24 seconds, Radius = 5769.59 feet a distance of 61.09 feet measured along the chord of said curve having a chord bearing of North 05 degrees, 08 minutes, 30 seconds East to an existing iron pin with cap stamped B. Lucas #23005; thence run along said right-of-way line and along a curve to the left having a Delta = 00 degrees, 32 minutes, 46 seconds, Radius = 5769.59 feet a distance of 55.00 feet measured along the chord of said curve having a chord bearing of North 04 degrees, 34 minutes, 31 seconds East to an existing iron pin with cap stamped B. Lucas #23005; thence run along said right-of-way line and along a curve to the left having a Delta = 00 degrees, 20 minutes, 50 seconds, Radius = 5769.59 feet a distance of 34.96 feet measured along the chord of said curve having a chord bearing of North 04 degrees, 07 minutes, 12 seconds East to an iron pin set; thence run along said right-of-way line North 03 degrees, 42 minutes, 34 seconds East a distance of 21.42 feet to an iron pin set; thence leaving said right-of-way line run South 89 degrees, 46 minutes, 49 seconds East a distance of 215.70 feet to the point of beginning.

Said parcel of land being a portion of the NE 1/4, Section 21, T-22-S, R-2-W, lying and being in the City of Calera, Shelby County, Alabama.

Said parcel being situated in Shelby County, Alabama




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EXHIBIT "B" TO DEED

Permitted Exceptions

1. Right of Way to Alabama Power recorded in instruments recorded in Deed Book 222, page 423.
2. Right of Way to Alabama Power recorded in instruments recorded in Deed Volume 222, page 421 and Instrument No. 20080401000130290.
3. Agreement in regard to sanitary sewer system as set out in Instrument No. 20030509000286380.
4. Declaration of Covenants, Declarations and Restrictions as recorded at Instrument No. 20080403000135250.
5. Rights to any oil, gas, or minerals, or access to such oil, gas or minerals by any party other than the Grantor.
6. Taxes and assessments for the tax year 2013 and subsequent years not yet due and payable.


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Real Estate Sales Validation Form

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

Grantor's Name William L. Prince and Grantee's Name ARC AACLR AL 001 LLC
Mailing Address Class Inc 2 Prince Mailing Address 146 Yancey Road
2408 Brookman Avenue SE Jenkintown, PA 19026
Decatur, AL 35601
Property Address 7950 U.S. Route 71 Date of Sale 12-27-12
Culebra, AL Total Purchase Price \$ 1,615,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

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 12/28/12

Print Steven Heron

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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