

**LIMITED LIABILITY COMPANY WARRANTY DEED**State Of Alabama  
County Of Shelby

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**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of One Hundred Eighty Five Thousand dollars and Zero cents (\$185,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DTC Enterprises, LLC** an Alabama limited liability company, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **D & E Company, LLC**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**\$179,100.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors, executors and assigns forever, against the lawful claims of all persons.

The undersigned hereby certifies that this instrument is being executed according to the Articles of Organization and Operating Agreement of the limited liability company and that the Articles have not been modified or amended.

**IN WITNESS WHEREOF**, the said GRANTOR by its Member, Dexter Todd Cung who is authorized to execute this conveyance, hereto set its signature and seal, this the 4<sup>th</sup> day of June, 2013.

By: DTC Enterprises, LLC  
Dexter Todd Cung, Member

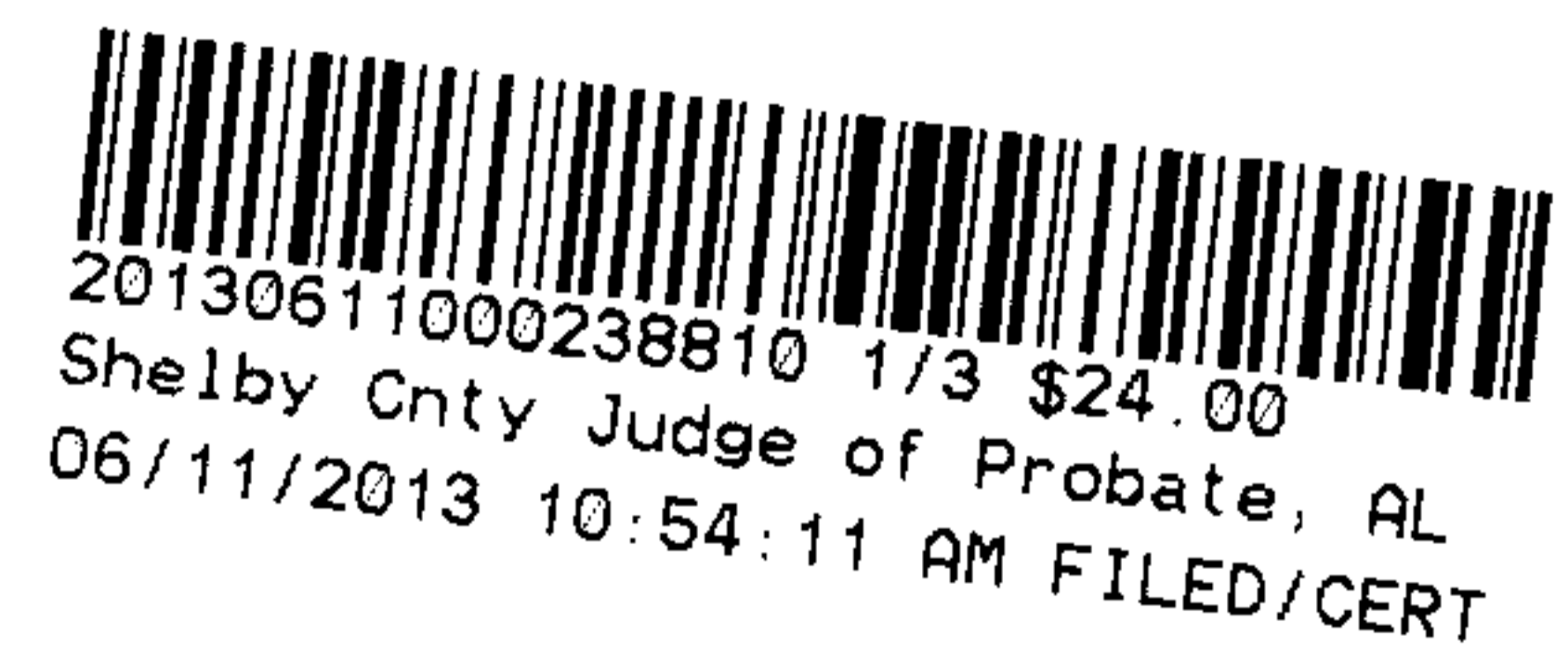
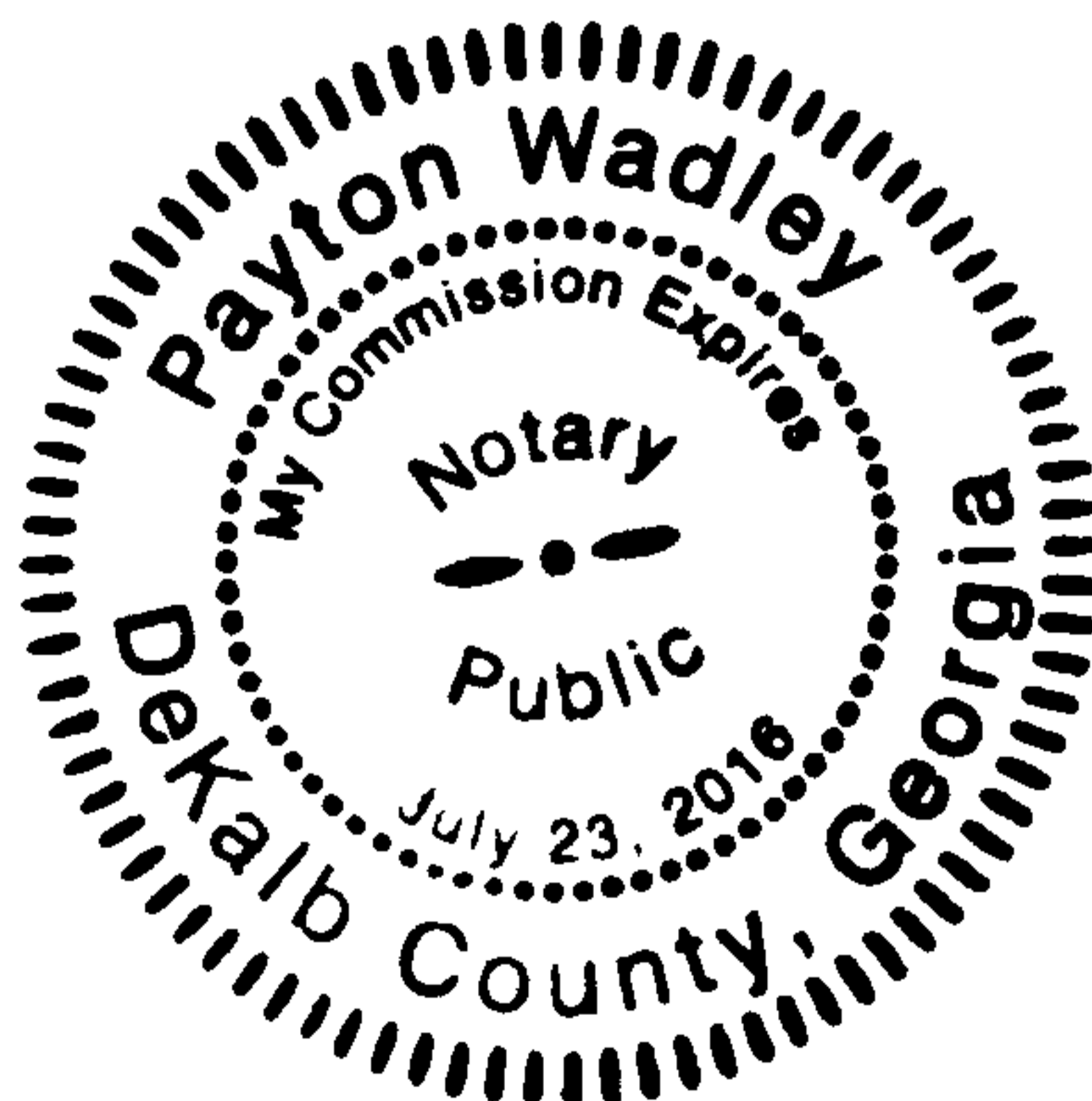
State Of  
County Of

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I, Payton Wadley, a Notary Public in and for the said County, in said State, hereby certify that Dexter Todd Cung, whose name as Member of DTC Enterprises, LLC, a limited liability company, 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, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 4th day of June, 2013.

Payton Wadley July 23<sup>rd</sup>, 2016  
Notary Public  
My Commission Expires:



Shelby County, AL 06/11/2013  
State of Alabama  
Deed Tax: \$6.00

EXHIBIT A



Unit 108A, Building 2 (also known as Building "B"), in Meadow Brook Place Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument #20070822000395570, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as Meadow Brook Corporate Park South Phase II, No. 11A, in Map Book 39, Page 6, and Meadow Brook Corporate Park South Phase II Resurvey No. 12 recorded in Map book 42, Page 42, as shown on Exhibit "B" of said Declaration of Condominium, and any future amendments thereto, Articles of Incorporation of Meadow Brook Place Office Condominium Association, Inc. as recorded in Instrument #20070822000395580, in the Probate Office of Shelby County, Alabama, and to which said Declaration of condominium, the by-Laws of Meadow Brook Place Office Condominium Association, Inc. are attached as Exhibit "C" thereto, together with an undivided interest in the common Elements assigned to said Unit by said Declaration of Condominium set out in Exhibit "F".

# Real Estate Sales Validation Form

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

Grantor's Name DTC ENTERPRISES, LLC Grantee's Name D & E COMPANY, LLC  
Mailing Address PO BOX 381594 Mailing Address 850 Corporate Parkway  
Birmingham, AL 35238 Suite 108  
Birmingham, AL. 35242  
Property Address 850 Corporate Parkway Date of Sale June 4, 2013  
Suite 108 Total Purchase Price \$ 185,000.00  
Birmingham, AL. 35242 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 June 4, 2013

DTC ENTERPRISES, LLC  
Print BY: DEXTER TODD CUNG, MEMBER

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130611000238810 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/11/2013 10:54:11 AM FILED/CERT