



This instrument was prepared by:

Send Tax Notice To:

Andy K. McRee, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326-1044
617240

INVERNESS HOSPITALITY, LLC
2100 Mimosa Drive
Valdosta, GA 31602

SPECIAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to undersigned "GRANTOR", **MANHATTAN INVESTMENT GROUP, LLC**, a Georgia limited liability company in hand paid by **INVERNESS HOSPITALITY, LLC**, a Georgia limited liability company ("GRANTEE") the receipt and sufficiency thereof is hereby acknowledged, the said GRANTOR does grant, bargain, sell and convey unto the said GRANTEE all of that certain tract or parcel of land situated in Shelby County, Alabama and more particularly described on Exhibit "A" attached hereto and made a part hereof (collectively, the "Premises").

TO HAVE AND TO HOLD the Premises together with any and all rights, members, structures, easements, alleyways, appurtenances, improvements, trees, plants, fixtures, or privileges located thereon or appertaining thereto unto the said GRANTEE, its successors and assigns forever.

And the said GRANTOR does itself, and for its successors and assigns, covenant with said GRANTEE, their successors, heirs and assigns, that GRANTOR is lawfully seized and possessed of said Premises, that the same are free from all encumbrances except for those set forth on Exhibit "B" attached hereto and made a part hereof, that GRANTOR has good right to sell and convey the same as aforesaid; that GRANTOR will, and its successors and assigns shall, warrant and defend the same unto GRANTEE, their successors, heirs and assigns forever, against the lawful claims of all persons owning, holding or claiming by, through or under GRANTOR.

Mortgage being filed simultaneously.

Shelby County, AL 12/19/2013
State of Alabama
Deed Tax: \$448.50

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the 4th day of December, 2013.

Signed, sealed and delivered'
in the presence of:

GRANTOR:

MANHATTAN INVESTMENT GROUP,
LLC, a Georgia limited liability company

By: [Signature]
Name: Justin Desai
Its: Manager

[Signature]
Unofficial Witness

STATE OF Georgia
COUNTY Cobb

I, a Notary Public, in and for said County in said State, hereby certify that Justin Desai whose name as Manager of Manhattan Investment Group, LLC, a Georgia limited liability company the within named Grantor, is signed to the foregoing instrument or 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 said limited liability company.

Given under my hand this 4th day of December, 2013.

[Signature]

Notary Public

Print Name Annette P. Bearden

My Commission Expires: 3/20/2017



20131219000484550 2/5 \$474.50
Shelby Cnty Judge of Probate, AL
12/19/2013 08:12:30 AM FILED/CERT

EXHIBIT "A"

Legal Description

Lot 4B, according to the survey of Resource Center, as recorded in Map Book 24, Page 118, in the Probate Office of Shelby County, Alabama.



20131219000484550 3/5 \$474.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.
2. Those matters set out in the plat of Subject Property recorded in Map Book 24, Page 118.
3. 15 foot wide drainage easement along the West boundary and running diagonally across the South side of property.
4. Easement of varying width along the West and South portion of the property.
5. Easement from Southern Timber Management Services, Inc. to Alabama Power Company, dated September 1, 1959, as recorded in Deed Book 205, Page 667.
6. Right-of-way easement from Resource Management Service to South Central Bell, dated October 28, 1971, as recorded in Deed Book 271, Page 144. Said easement was released in part by the Release of Easement (Servitude) by Bellsouth Telecommunications, Inc., dated October 11, 1999, and recorded December 3, 1999, as Instrument No. 1999-49042.

Real Estate Sales Validation Form

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

Grantor's Name Manhattan Investment Group, LLC Grantee's Name Inverness Hospitality, LLC
Mailing Address 5607 Glenridge Drive Mailing Address _____
430 _____
Atlanta, GA 30342 _____

Property Address 156 Resource Center Parkway Date of Sale 12/4/2013
Birmingham, AL 35242 Total Purchase Price \$ 5,937,750
_____ 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 a

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 12/4/13 Print Justin Desai
_____ Sign [Signature]
Unattested _____ (Grantor/Grantee/Owner/Agent) circle one
(verified by)

Form RT-1

20131219000484550 5/5 \$474.50
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