


Grantor: A & A Holdings, LLC <u>509 Wiltshire Drive</u> <u>Montgomery, AL 36117</u> Grantee: Performance Enterprise, LLC <u>208 Cloverdale Circle</u> <u>Alabaster, AL 35007</u>	Property Address: 208 Cloverdale Circle Alabaster, AL 35007 Date of Sale: December 21, 2012 Total Purchase Price: \$402,190.00 Purchase Price Verification: See deed below
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THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20140219000045620 1/2 \$99.50
Shelby Cnty Judge of Probate, AL
02/19/2014 12:45:20 PM FILED/CERT

SEND TAX NOTICE TO:
Performance Enterprise, LLC

208 Cloverdale Circle
Alabaster, AL 35007

WARRANTY DEED

THE STATE OF ALABAMA)
: COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Two Thousand One Hundred Ninety and No/100, (\$402,190.00), DOLLARS, in hand paid to the undersigned, A & A Holdings, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Performance Enterprise, LLC, a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 11, according to the Final Plat of Saginaw Commercial Park, Phase 2, as recorded in Map Book 30, Page 60, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2013, not yet due and payable.
2. Notes as shown on recorded map(s).
3. Easements, restrictions and setback lines as shown on recorded map.
4. Right of way granted to Alabama Power Company as set out in instruments recorded in Instrument #

20050204000056970 and Instrument # 20050203000056260.

5. Restrictions and covenants appearing of record in Instrument # 2001-29295. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Misalignment of fence along the Northerly property line, as shown on the ALTA/ACSM Land Title Survey by Jerry P. Perry dated November 27, 2012, Project No. 20121116.

\$320,000.00 purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

And said A & A Holdings, LLC, a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said A & A Holdings, LLC, by its MANAGER, ALAN W. WILLIAMS, is authorized to execute this conveyance, have hereto set his/her signatures and seals, this 21st day of December, 2012.

A & A Holdings, LLC

Alan W. Williams (SEAL)
By: ALAN W. WILLIAMS
Its: MANAGER

THE STATE OF ALABAMA)

COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ALAN W. WILLIAMS whose name as MANAGER of A & A Holdings, 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/she, as such MANAGER 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 21 day of December, 2012.

Carol L. Williams
NOTARY PUBLIC

My commission expires: 5-4-13

[notarial seal]