

SPECIAL WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Zachary L. Zarrilli
308 Amethyst Avenue
Newport Beach, CA 92662

STATE OF ALABAMA
COUNTY OF JEFFERSON *Shelby*

Know All Men by These Presents: That for and in consideration of **Ninety six thousand nine hundred and no/100 (\$96,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Spartan Value Investors, LLC** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Zachary L. Zarrilli** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Jefferson** County, Alabama, the address of which is 133 Cambrian Way, Birmingham, AL 35242, to-wit: *Shelby*

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

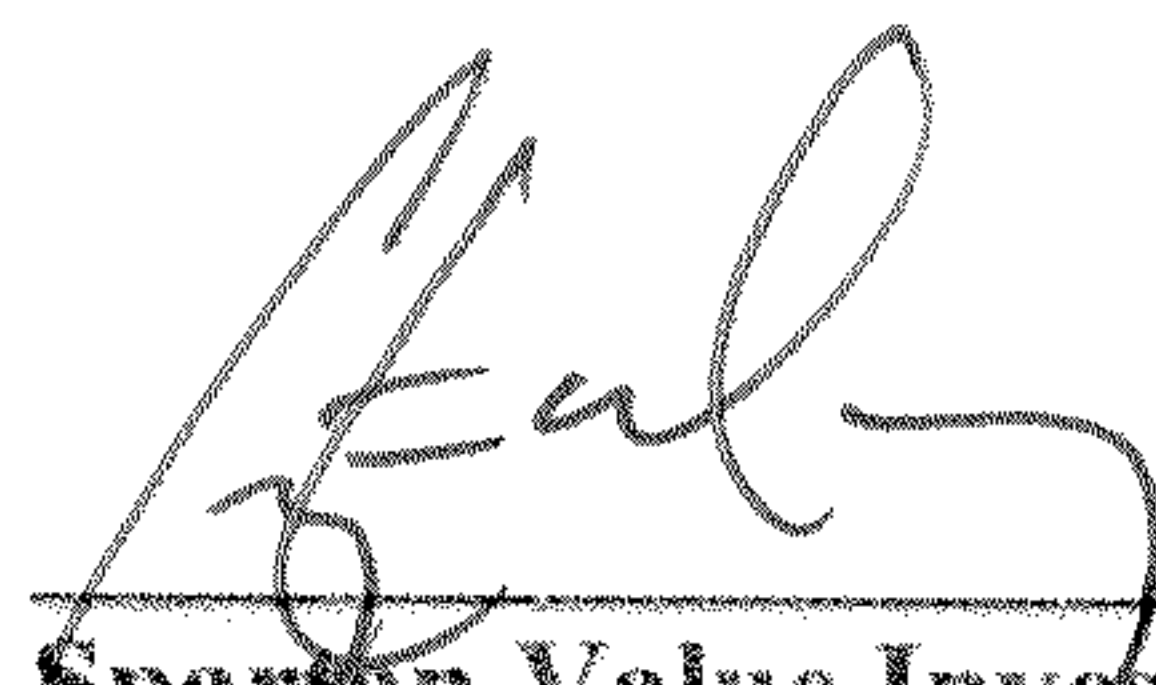
\$72,675.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said grantor Spartan Value Investors, LLC, by Clayton Mobley, its Manager/Member, who is authorized to execute this conveyance, has hereunto set his hand and seal this 19th day of September, 2014.



Spartan Value Investors, LLC
By: Clayton Mobley
Its: Manager/Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Clayton Mobley, whose name as Manager/Member Agent of Spartan Value Investors, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 19th day of September, 2014.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017



Notary Public
My Commission Expires:02-22-2017

EXHIBIT "A"

Condominium Unit Number 133, of Cambrian Wood Condominium, a condominium as recorded in Map Book 6, Page 62, according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Misc. Book 12 beginning at Page 87 in the Office of the Judge of Probate of Shelby County, Alabama; and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344, all in said Probate Office, together with an undivided interest in the common elements as set forth in said Declaration as amended.

Real Estate Sales Validation Form

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

Grantor's Name Spartan Value Investors, LLC
Mailing Address 1110 - 23rd St. S.
Birmingham, AL 35205

Grantee's Name Zachary L. Zarrilli
Mailing Address 308 Amethyst Ave.
Newport Beach, CA 92662

20141007000314810 10/07/2014 11:26:14 AM DEEDS 3/3

Property Address 133 Cambrian Way
Birmingham, AL 35242

Date of Sale 09/19/2014
Total Purchase Price \$ 96,900.00

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 9/19/14

Print B. Christopher Battles

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/07/2014 11:26:14 AM
\$44.50 CHERRY
20141007000314810

[Signature]