

20141024000336520 1/5 \$771.00  
Shelby Cnty Judge of Probate, AL  
10/24/2014 11:38:17 AM FILED/CERT

**SEND TAX NOTICES TO:**  
HPSX PROPERTIES, LLC  
5445 NE 122nd Avenue  
Portland, Oregon 97230

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of SEVEN HUNDRED FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$745,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **A. IMAGING REALTY, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **HPSX PROPERTIES, LLC**, an Oregon limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 15<sup>th</sup> day of October, 2014.

**A. IMAGING REALTY, LLC**, an Alabama limited liability company

BY:

Print Name: David Stopak

Title: Member

BY:

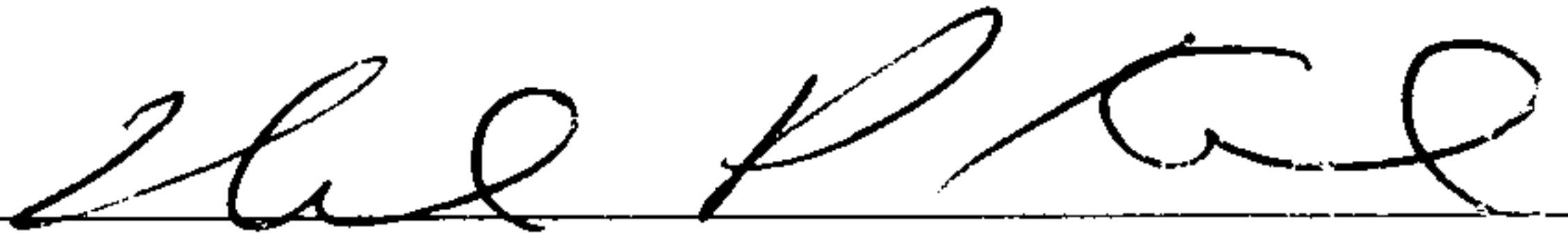
Print Name: Ruth Stopak

Title: Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Stopak and Ruth Stopak whose names as Members of A. IMAGING REALTY, LLC, an Alabama limited liability company, 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 said instrument, they, as such Members, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 5<sup>th</sup> day of October, 2014.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 2-4-18

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

Wendy H. Davis  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

  
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## EXHIBIT "A"

A parcel of land located in the East ½ of the Southwest ¼ of Section 30, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of said East ½ of said Southwest ¼, thence in a Southerly direction along the West line of said East ½ a distance of 1,029.95 feet to the point of beginning; thence continue along last described course a distance of 155.16 feet; thence 87 degrees, 44 minutes left in an Easterly direction a distance of 280.97 feet to a point on the West right of way line of Business Center Drive, thence 92 degrees, 16 minutes left in a Northerly direction along said right of way line a distance of 155.16 feet; thence 87 degrees, 44 minutes left in a Westerly direction a distance of 280.97 feet to the point of beginning. Said parcel being located in the Valleydale Business Center as recorded in Map Book 8, Page 170 in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

**SUBJECT TO:** i) taxes and assessments for the year 2014, a lien but not yet payable; ii) Restrictions, covenants and conditions as set out in instrument recorded in Real 9, Page 883 in said Probate Court; iii) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 523; Deed Book 139, Page 157 and Deed Book 167, Page 104 in Probate Office; iv) Easement to Shelby County as shown by instrument recorded in Deed Book 177, Page 29 in Probate Office; and v) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140 and Deed Book 111, Page 625.

  
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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: A. IMAGING REALTY, LLC  
Mailing Address: \_\_\_\_\_

Grantee's Name: HPSX PROPERTIES, LLC  
Mailing Address: 5445 NE 122nd Avenue,  
Portland, Oregon 97230

Property Address: 150 Business Center Drive  
Pelham, Alabama 35244

Date of Sale: October , 2014  
Total Purchase Price: \$ 745,000.00

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  
X 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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]

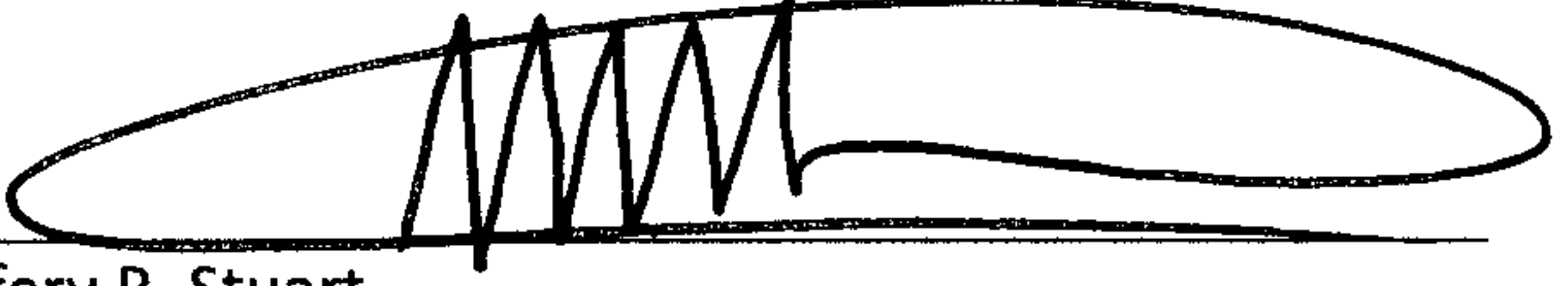
  
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I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h).

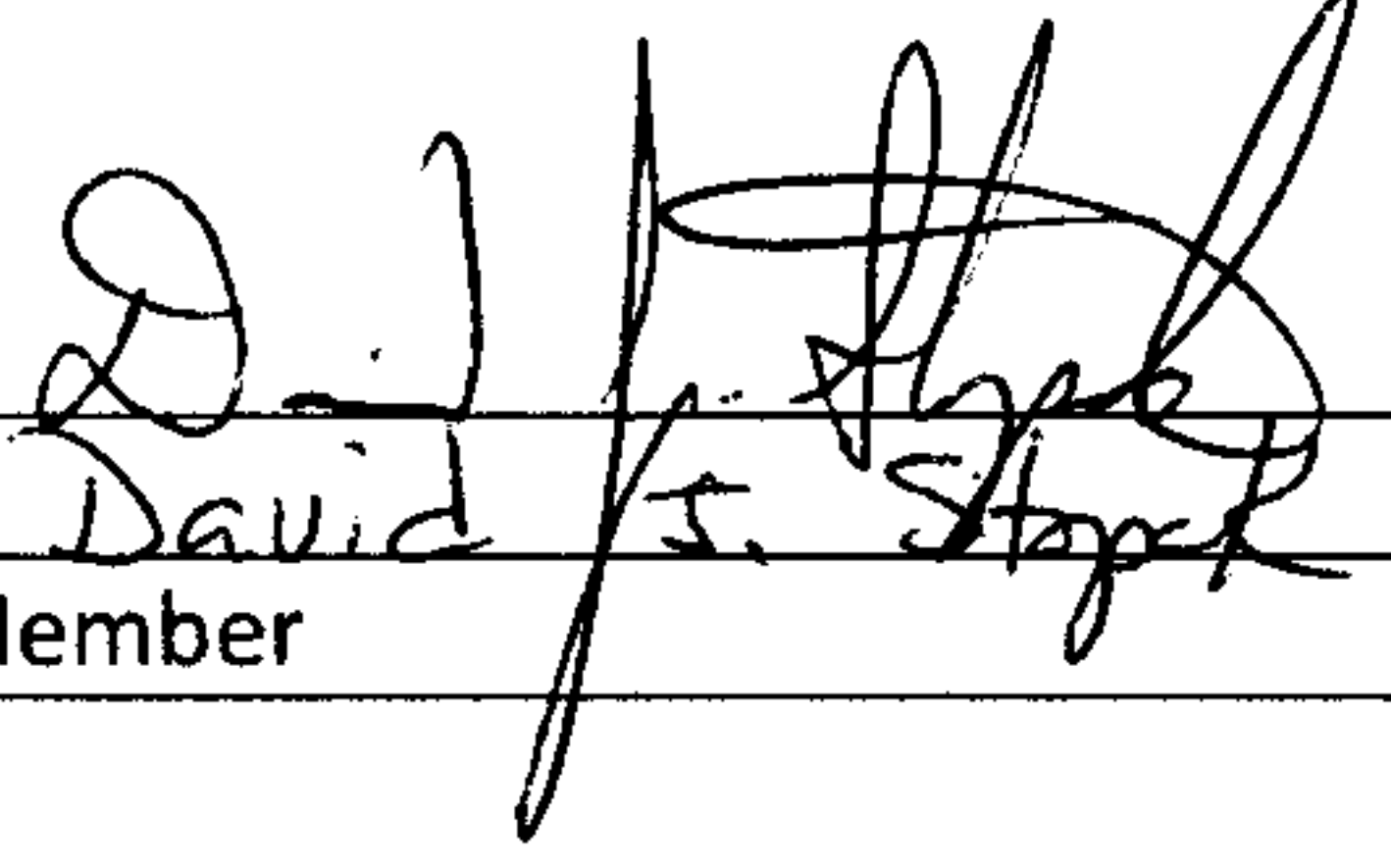
Date: \_\_\_\_\_

_____ Unattested	_____ (verified by)
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**HPSX PROPERTIES, LLC**, an Oregon limited liability company  
(Grantee)

BY:   
Print Name: Jeffery R. Stuart  
Title: Sole Member

**A. IMAGING REALTY, LLC**, an Alabama limited liability company  
(Grantor)

BY:   
Print Name: David J. Stuart  
Title: Member

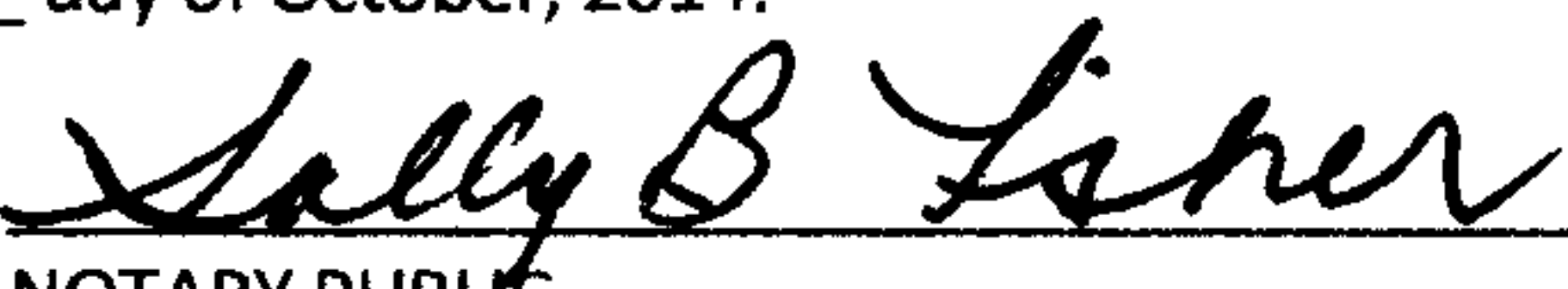
STATE OF Oregon  
COUNTY OF Clackamas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery R. Stuart whose name as Sole Member of HPSX PROPERTIES, LLC, an Oregon limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Sole Member, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 11<sup>th</sup> day of October, 2014.




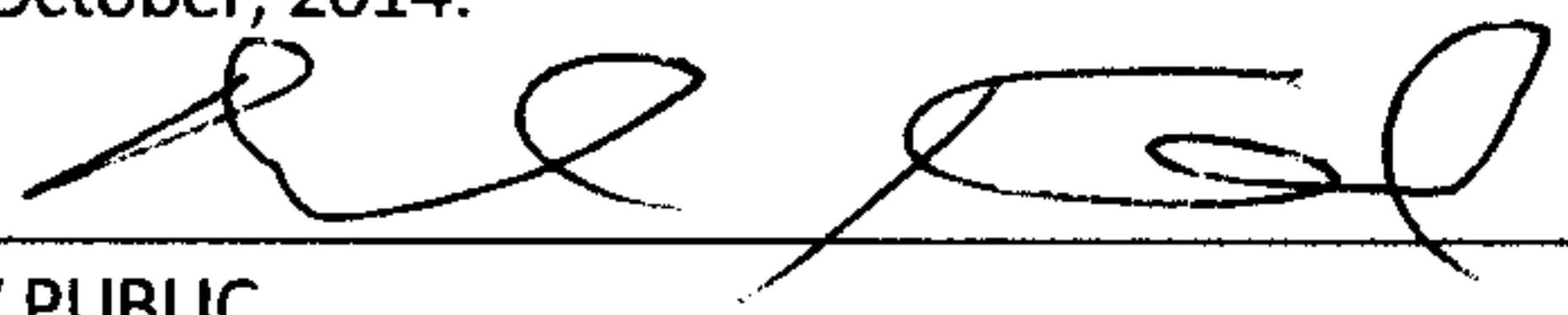
STATE OF OREGON  
JEFFERSON COUNTY

  
NOTARY PUBLIC  
My Commission Expires: 7-21-17

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Stuart whose name as Member of A. IMAGING REALTY, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such Member, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 15 day of October, 2014.

  
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NOTARY PUBLIC  
My Commission Expires: 2-4-18