

This instrument prepared by:

20150410000115810
04/10/2015 01:25:25 PM
DEEDS 1/5

Ginger Carroll Gray
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, AL 35203

When recorded mail to, and Send Tax Notice to:

3 Bees, LLC
Tina Calma
47 Longview Circle
Alabaster, Alabama 35007

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

(Consideration \$415,000~~00~~)

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **3 BEES, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

\$454,628.10 of the above recited consideration was paid from the proceeds of a

This conveyance is subject to: mortgage loan closed simultaneously herewith.

1. Ad valorem property taxes for the 2015 tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank]

Exhibit A

Property

PARCEL I

Parcel "E", being a survey of a part of Airpark Industrial Complex as recorded in Map Book 13 page 136 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Parcel "E"

Commence at Southeast corner of the SW 1/4 of the SE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 1 deg. 07 min. 09 sec. West, a distance of 181.90 feet to a point of beginning; thence North 1 deg. 07 min. 09 sec. West, a distance of 220.20 feet to a point; thence South 86 deg. 26 min. 03 sec. West, a distance of 595.23 feet to a point on the East right of way of Airpark Industrial Road; thence South along said right of way, around a curve in a clockwise direction having a delta angle of 03 deg. 19 min. 14 sec., an arc distance of 201.68 feet, a radius of 3479.96 feet, and a chord of South 0 deg. 40 min. 57 sec. East, a distance of 201.65 feet to the end of curve; thence South 0 deg. 58 min. 40 sec. West, along said right of way a distance of 18.66 feet to a point; thence North 86 deg. 26 min. 03 sec. East, a distance of 597.46 feet to the point of beginning; being situated in Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY BEING ONE AND THE SAME PROPERTY AS: Lot 16, according to the Survey of Airpark Industrial Complex, as recorded in Map Book 19, page 116, in the Probate Office of Shelby County, Alabama.

PARCEL II

Lot 17, according to the Survey of Airpark Industrial Complex, as recorded in Map Book 19 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Real Estate Sales Validation Form

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

Grantor's Name Regions Bank
Mailing Address Attention: Wade Parker
201 Milan Pkwy, ALBH70205A
Birmingham, AL 35211

Grantee's Name 3 Bees, LLC
Mailing Address P.O. Box 81
Wilsonville, Alabama 35186

Property Address 150 Airpark Industrial Road
Alabaster, AL

Date of Sale April 8, 2015
Total Purchase Price \$ 415,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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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 4-7-15

Print Regions Bank, by William Beard, as VP

Unattested

Sign

[Handwritten Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/10/2015 01:25:25 PM
S1123.05 CHERRY
20150410000115810

Print Form

[Handwritten Signature]

Form RT-1