This instrument prepared without examination of title by:
Taylor Partners, LLC
26192 Canal Road
Orange Beach, Alabama 36561

Send tax notice to:

Dunnavant Square Owners Assoc., Inc. % Neighborhood Management, LLC 2700 Hwy 280, Ste 425W Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA	
) KNOW ALL PERSONS BY THESE PRESENTS:
SHELBY COUNTY	

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **DUNAVANT SQUARE**, **LLC**, an Alabama limited liability company ("Grantor"), does by these presents grant, bargain, sell and convey unto **DUNNAVANT SQUARE OWNERS ASSOCIATION**, **INC**., an Alabama not for profit corporation ("Grantee"), the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

COMMON AREA 1 & EASEMENT; COMMON AREA 2 & EASEMENT; COMMON AREA 3; AND COMMON AREA 4 ACCORDING TO THE SUBDIVISION PLAT OF DUNNAVANT SQUARE, AS RECORDED IN MAP BOOK 39, PAGE 119-A, B & C IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

PARCEL ID #s 09 2 03 3 301 122.000 & 09 2 03 3 301 054.001

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2016 and subsequent years not yet due and payable;
- (3) Easements, covenants, conditions, restrictions, rights of way and all matters of record;
- (4) The Dunnavant Square Amended and Restated Declaration of Covenants, Conditions and Restrictions dated as of March 10, 2008 and recorded as Instrument # 20100713000222660 in the Office of the Judge of Probate of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto is the "Declaration"). The Property conveyed hereby shall be owned and maintained by Grantee as "Common Area", as such term is defined in the Declaration, and shall be subject to

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Shelby County, AL 12/30/2015 State of Alabama Deed Tax:\$7.50 all terms and provisions of the Declaration which is incorporated herein by reference in its entirety.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that the Property is conveyed in its current As-Is condition. Grantor shall not be liable for and Grantee hereby waives and releases and forever discharges Grantor, its officers, agents, employees, directors, shareholders, partners, contractors, subcontractors, mortgagees and each of their respective successors and assigns, for any and all liability, claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of or arising out of any past, present or future soil, surface and/or subsurface conditions known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property.

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

IN WITNESS WHEREOF, Grantor DUNAVANT SQUARE, LLC has hereto set its signature and seal as of the 30th day of December, 2015.

DUNAVANT SQUARE, LLC, an Alabama limited liability company

William L. Thornton, III

Its Manager

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as Manager of **DUNAVANT SQUARE**, **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, 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 the 30th day off December, 2015.

Notary Public

[SEAL]

JERRY HOWARD, JR.
My Commission Expires
November 7, 2019

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REAL ESTATE SALES VALIDATION FORM

GRANTOR'S NAME AND ADDRESS: Dunavant Square, LLC 5300 Cahaba River Road, Ste 200 Birmingham, Alabama 35243	GRANTEE'S NAME AND ADDRESS: Dunnavant Square Owners Assoc., Inc. % Neighborhood Management, LLC 2700 Hwy 280, Ste 425W Birmingham, Alabama 35223	
PROPERTY ADDRESS: Common Areas & Easements Dunnavant Square Subdivision MB 39, Pgs 119-A, B & C	Date of Sale: Total Purchase Price: or Actual Value: or Tax Assessor's Current Use Value:	\$
The purchase price or actual value claimed can (check one) (Recordation of documentary ev		
Bill of Sale A	ppraisal	Sales Contract
Closing Statement X O	ther <u>Tax Assessor's C</u>	Current Use Value
I attest to the best of my knowledge and belief the accurate. I further understand that any false state of the penalty indicated in Code of Alabama 197	ements claimed on this f	
	GRANTOR:	
	DUNAVANT SQUARI	E, LLC
Date: December 30, 2015	By: William L. Tho Its Manager	rnton, III

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