

*This instrument was prepared by:*  
Claude McCain Moncus, Esq.  
CORLEY MONCUS, P.C.  
728 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
205.879.5959

Send Tax Notice To:  
AVHCM Building, L.L.C.  
242 Inverness Center Drive  
Birmingham, AL 35242  
Attn: John O. Moore, Jr.

STATE OF ALABAMA                     )  
                                                     :  
COUNTY OF SHELBY                    )

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** executed and delivered as of the 29<sup>th</sup> day of December, 2015, by **BEAUMONT VILLAGE, LLC**, an Alabama limited liability company (the "Grantor") to **AVHCM BUILDING, LLC**, an Alabama limited liability company (the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of One Million Eight Hundred Eighty Nine Thousand and no/100 Dollars (\$1,889,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See attached Exhibit "A."


**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

\$1,827,500.00 of the Purchase Price recited below was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

  
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Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 12/30/2015  
State of Alabama  
Deed Tax: \$61.50

*Statutory Warranty Deed*  
*Page 1*

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Beaumont Village, LLC  
254 Inverness Center Parkway, Suite 200A  
Birmingham, Alabama 35242  
Attn: Michael S. Whitcomb

Grantee's Name and Mailing Address:

AVHCM Building, L.L.C.  
242 Inverness Center Drive  
Birmingham, AL 35242  
Attn: John O. Moore, Jr.

Property Addresses:

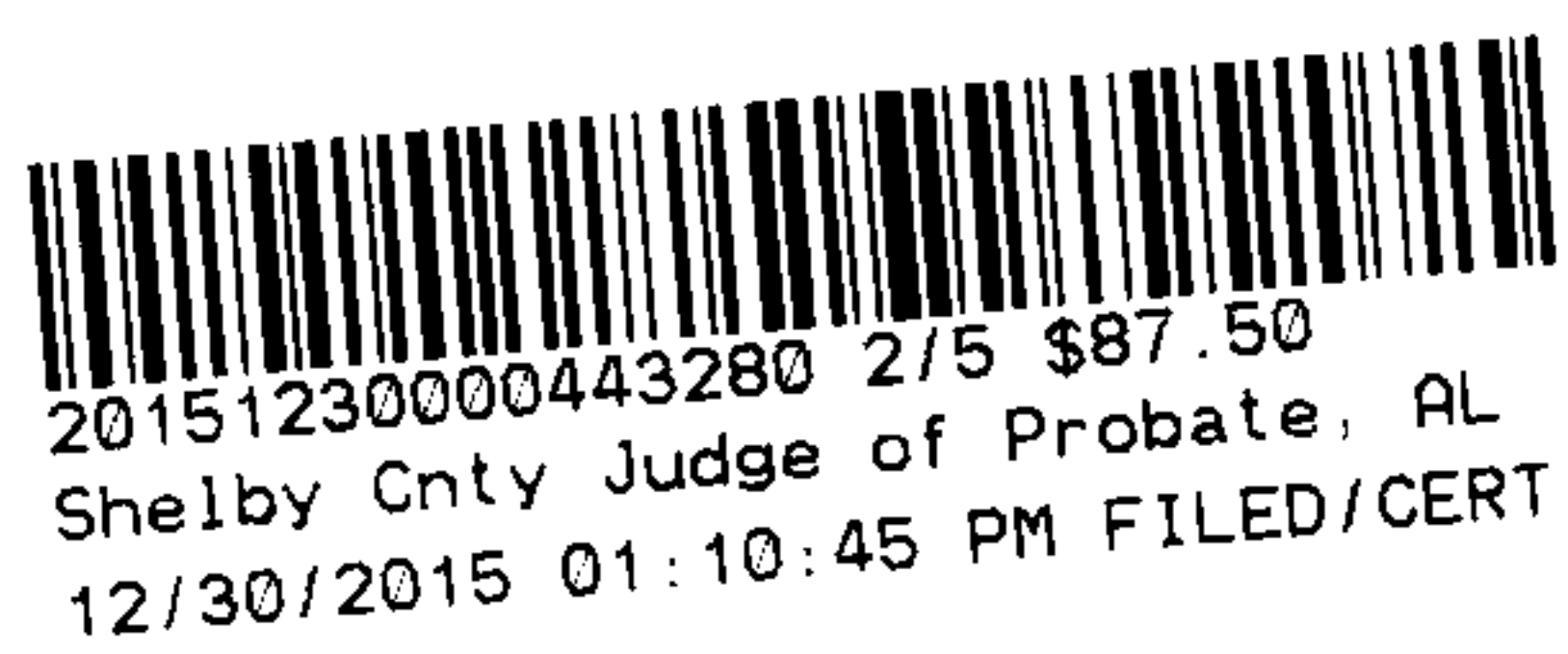
242 Inverness Center Drive  
Birmingham, AL 35242

Purchase Price:

\$1,889,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

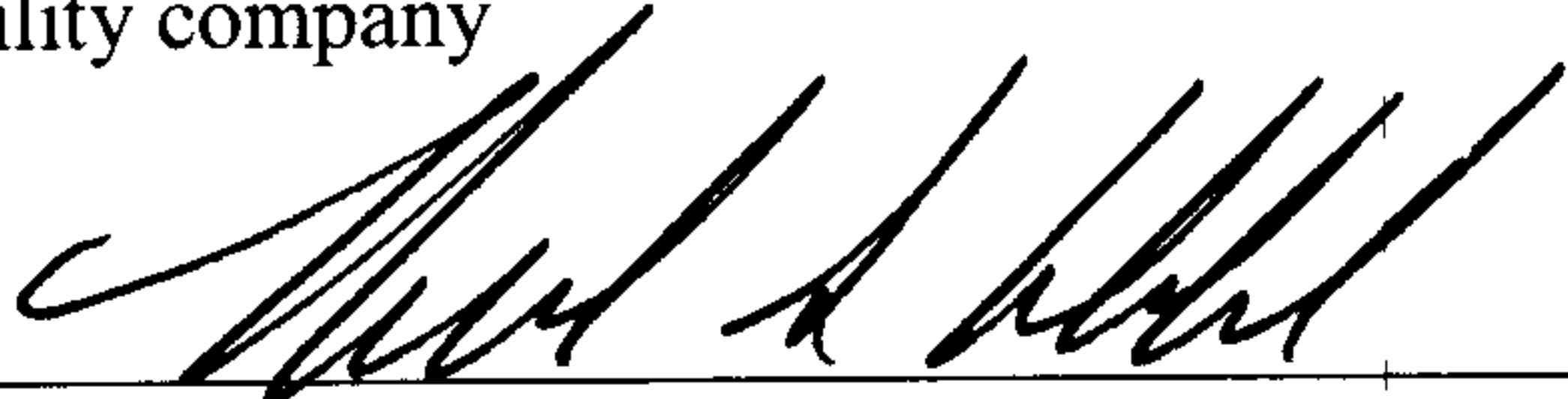
*[Signature page to follow]*



IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

**BEAUMONT VILLAGE, LLC**, an Alabama limited liability company

By: 

Name: Michael S. Whitcomb

Title: Manager

STATE OF ALABAMA        )

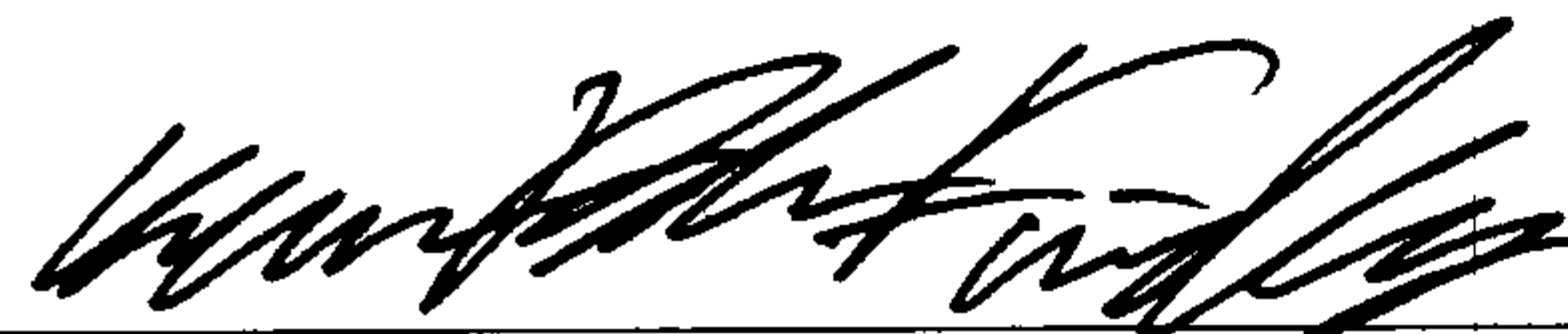
:

COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael S. Whitcomb, the Manager of BEAUMONT VILLAGE, LLC, an Alabama limited liability company, whose name 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 23<sup>rd</sup> day of December, 2015.

[NOTARY SEAL]



NOTARY PUBLIC

My Commission Expires: 6-24-18

KENNETH BAKER FINDLEY  
Notary Public, Alabama State At Large  
My Commission Expires June 24, 2018



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## **EXHIBIT "A"**

### **[Legal Description]**

Unit 242, in Beaumont Village Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20080328000126220, First Amendment to the Declaration of Condominium as recorded in Instrument No. 20090612000225320, Second Amendment to the Declaration of Condominium as recorded in Instrument No. 20100910000295330, Third Amendment to the Declaration of Condominium as recorded in Instrument No. 20110527000157160, Fourth Amendment to the Declaration of Condominium as recorded in Instrument No. 20140827000269290 and Fifth Amendment to Declaration of Condominium as recorded in Instrument No. 20151222000435610 in the Probate Office of Shelby County, Alabama and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto and as recorded in The Condominium Plat of Beaumont Village Condominium, in Map Book 39 page 129, and The First Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 41 page 31, Second Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 42 page 6, Third Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 42 page 75, Fourth Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 44 page 51 and Fifth Amended Condominium Plat of Beaumont Village Land Condominium as recorded in Map Book 45 page 77 and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Beaumont Village Association, Inc. are attached as Exhibit "C" thereto and the Articles of Incorporation of Beaumont Village Association, Inc. as recorded in Instrument No. 20080328000126230, together with an undivided interest in the Common Elements assigned to said unit, by said Second Amendment to Declaration of Condominium set out in Exhibit "E". Being situated in Shelby County, Alabama.




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**EXHIBIT "B"**

**[Permitted Exceptions]**

1. Declaration of Protective Covenants for Inverness Office Park as set out in instrument(s) recorded in Instrument No. 20050401000150480 in the Probate Office.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20060607000270390 in the Probate Office.
3. Declaration of Condominium of Beaumont Village Condominium as set out in instrument(s) recorded in Instrument No. 20080328000126220 and First amendment recorded as Instrument No. 20090612000225320, Second Amendment recorded as Instrument No. 20100910000295330, Third Amendment recorded as Instrument No. 20110527000157160, Fourth Amendment recorded as Instrument No. 20140827000269290 and Fifth Amendment recorded as Instrument No. 20151222000435610 in the Probate Office.
4. Building setback line(s) and easement(s) as shown on recorded plat.
5. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20080401000130190 in Probate Office.
6. Easement(s) to City of Hoover as shown and recorded in Book 365 page 876 in Probate Office.
7. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 1993-28301 in Probate Office.
8. Annexation Agreement between the City of Hoover, Metropolitan Life Insurance Company and Inverness point Homeowners' Association, Inc. as recorded in Book 327 page 01 in the Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Miscellaneous Volume 5 page 355, Miscellaneous Volume 4 page 442 and Miscellaneous Book 48 page 427 in the Probate Office.
10. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20060411000166620 in the Probate Office.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Instrument No. 20060411000166620 in the Probate Office.
12. Release of damages as recorded in Instrument No. 20060411000166620 in the Probate Office.
13. Articles of Incorporation of Beaumont Village Association, Inc. recorded as Instrument No. 20080328000126230 in the Probate Office.
15. Taxes or assessments for 2016 and subsequent years not yet due and payable.

  
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