

Prepared by:

J. Keith Windle
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

After recording return to:

Brock Maddox, LLC
1301 1st Street North
Alabaster, Alabama 35007

20160420000129880
04/20/2016 12:17:14 PM
DEEDS 1/5

STATE OF ALABAMA)

COUNTY OF SHELBY)

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation and successor by merger of Citizens Bank and Trust Company, Inc. ("Grantor"), whose address is 250 Riverchase Parkway East, Suite 600, Birmingham, Alabama 35244, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **BROCK MADDOX, LLC**, an Alabama limited liability company ("Grantee"), whose address is 1301 1st Street North, Alabaster Alabama 35007, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property lying and being situated in Shelby County, Alabama:

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.

This conveyance is subject to:

1. Ad valorem property taxes for the 2016 tax year and all subsequent years.
2. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
3. Zoning and building laws, land use laws, rules, regulations, statutes, and ordinances.
4. Matters that would be disclosed by an accurate survey of the Property.

Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

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]

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this _____ day of _____, 2016.

REGIONS BANK, an Alabama banking corporation and successor by merger to Citizens Bank and Trust Company, Inc.

By: *Keith Pressley*
Name: Keith Pressley
Title: Senior Vice President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Keith Pressley, whose name as Senior Vice President of Regions Bank, an Alabama banking corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 17 day of February, 2016.

Randi L. Dicus
Notary Public

[NOTARIAL SEAL]

My commission expires 11/5/2016

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

EXHIBIT A

Legal Description

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West and run East along South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 130.60 feet to a point on the Westerly right of way line of U.S. Highway #31, thence turn an angle to the left of 75°29' and run Northerly along said Westerly right of way line a distance of 200.0 feet to the point of beginning; thence continue Northerly along said Westerly right of way line a distance of 200.0 feet; thence turn an angle to the left of 90°00' and run Westerly a distance of 296.76 feet to a point on the Easterly right of way line of Louisville and Nashville Railroad; thence turn an angle to the left of 97°38'30" and run Southerly along said Easterly right of way line a distance of 201.79 feet; thence turn an angle to the left of 82°21'30" and run Easterly a distance of 269.93 feet to the point of beginning. Situated in Shelby County, Alabama.

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 250 Riverchase Pkwy E
 Suite 600
 Birmingham, AL 35244

Grantee's Name Brock Maddox, LLC
 Mailing Address 5167 Greystone Way
 Birmingham, AL 35242

Property Address 1301 1st Street North
 Alabaster, AL 35007

Date of Sale 02/18/2016

Total Purchase Price \$ 900,000.00

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
☒ 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 _____

Print B. CHRISTOPHER BATTLES

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/20/2016 12:17:14 PM
 \$122.00 DEBBIE
 20160420000129880

Print Form