

This instrument prepared by:
John A. Howard, Jr., Esquire
GILPIN GIVHAN, PC
Post Office Drawer 4540
Montgomery, Alabama 36103-4540
(334) 244-1111 (FAX) 244-1969
Our File No. 2946.0013


20161201000438680 1/4 \$109.00
Shelby Cnty Judge of Probate, AL
12/01/2016 12:54:37 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight
Hundred Five Thousand and 00/100 (\$805,000.00) DOLLARS and other valuable considerations to
the undersigned GRANTOR as herein described, **BULTRUST CAHABA LLC, AN ALABAMA**
LIMITED LIABILITY COMPANY (herein referred to as "GRANTOR") in hand paid by the
GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these
presents, GRANT, BARGAIN, SELL and CONVEY unto **HRH ENTERPRISES, LLC, AN**
ALABAMA LIMITED LIABILITY COMPANY (herein referred to as "GRANTEE"), its
successors and assigns, the following described real estate, situated in the County of Jefferson, and
the State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof (the "Property").

This conveyance is subject to all covenants, restrictions, easements, right-of-way,
and agreements heretofore imposed of record affecting title to the Property and all
(if any) encroachments, joint driveways, party walls, easements, rights-of-way or
other matters which could be revealed by an accurate survey and physical inspection
of the Property.

For ad valorem tax appraisal purposes only, the property identification number is
10-9-31-2-001-001.011 and the mailing address of Grantee is 7128 Crown Lane,
Trussville, AL 35173.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns, FOREVER.

Shelby County AL 12/01/2016
State of Alabama
Deed Tax: \$85.00

IN WITNESS WHEREOF, the said Grantor and Grantee have caused this instrument to be executed by their duly authorized representatives on this the 22 day of November, 2016.

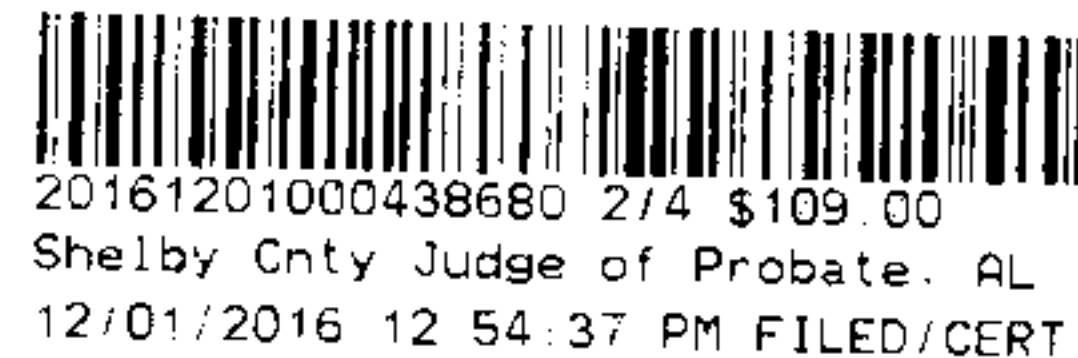
GRANTOR:

BULTRUST CAHABA LLC,
an Alabama limited liability company

BY: Bull MB75 RE Holdings LLC
Its: Managing Member

By: [Signature]
Print Name: Jim Holiber
Its: Manager

STATE OF New York
COUNTY OF Beacon



I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Jim Holiber, whose name as Manager of Bull MB75 RE Holdings, LLC, its Managing Member of Bultrust Cahaba LLC, an Alabama limited liability company, 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 limited liability company.

Given under my hand and seal this the 22nd day of November, 2016.

[Signature]

Notary Public

My Commission Expires: Sept. 24, 2019

(SEAL)

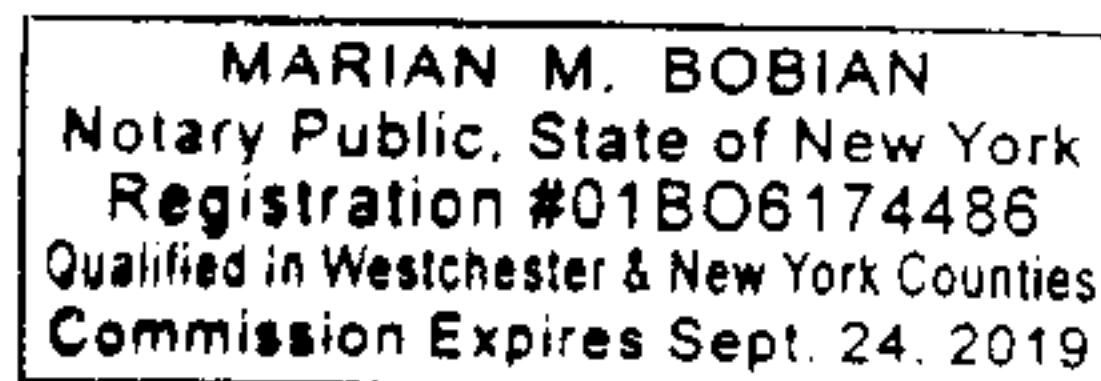


EXHIBIT "A"

Part of Block 1, Cahaba Valley Park North as recording in Map Book 13, Page 140 in the Probate Office of Shelby County, Alabama, situated in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the center line-point of tangent station 31+40.12 of Cahaba Valley Parkway; thence run North along the center line of said Cahaba Valley Parkway for 54.71 feet to a point; thence 90° left and run Westerly for 30.00 feet to a point on the West right of way line of said Cahaba Valley Parkway, said point along being the point of beginning; thence continue Westerly along the last stated course for 220.00 feet; thence 90° right and run Northerly for 275.17 feet to a point on the South right of way line of Cahaba Valley Parkway West; thence 90° right and run Easterly along the South line of said street for 170.00 feet to the beginning of a curve to the right; said curve subtending a central angel of 90 ° and having a radius of 50.00 feet; thence run Southeasterly along the arc of said curve for 78.54 feet to the end of said curve, said point being on the West right of way line of Cahaba Valley Parkway; thence at tangent of said curve run Southerly along said right of way line of 225.17 feet to the point of beginning. Situated in Shelby County, Alabama.


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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 <u>Bultrust Cahaba LLC</u>	Grantee's Name <u>HRH Enterprises, LLC</u>
Mailing Address <u>885 Conklin Street</u>	Mailing Address <u>7128 Crown Lane</u>
<u>Farmingdale, NY 11735</u>	<u>Trussville, Alabama 35173</u>
Property Address <u>101 Cahaba Valley Parkway</u>	Date of Sale <u>November 23rd</u> , 2016
<u>Pelham, Alabama 35124</u>	
	Total Purchase Price <u>\$805,000.00</u>
	or
	Actual Value <u>\$</u>
	or
	Assessor's Market Value <u>\$</u>

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)

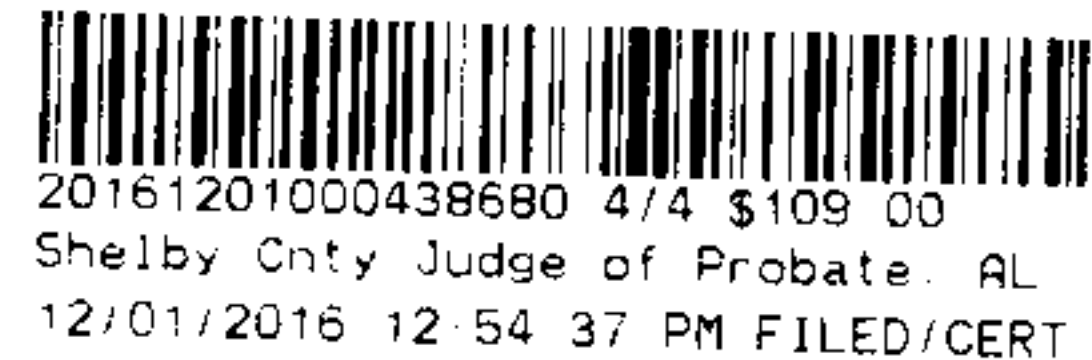
☐ Bill of Sale

☒ 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: November 22, 2016

BULTRUST CAHABA LLC,
an Alabama limited liability company
By: Bull MB75 RE Holdings, LLC, Its Managing Member
By: Jim Holiber (L.S.)
Jim Holiber, Its Manager

00947643 Unattested
(verified by)

4 (Grantor/Grantee/Owner/Agent) circle one