



20170719000258660 1/4 \$25.00
 Shelby Cnty Judge of Probate, AL
 07/19/2017 03:04:45 PM FILED/CERT

<p>This instrument was prepared by:</p> <p>Gail Livingston Mills, Esq. BURR & FORMAN LLP 420 North 20th Street Suite 3400 Birmingham, Alabama 35203 (205) 251-3000</p>	
<p>After recording return to:</p> <p>Cassy L. Dailey Johnson & Dailey Real Estate Closing Services 3156 Pelham Parkway, Suite 4 Pelham, Alabama 35124 (205) 624-2121</p>	<p>Send Tax Notice To:</p> <p>BenRachel Properties, L.L.C. 171 Lime Quarry Road Madison, Alabama 35758</p>

100% OF THE CONSIDERATION FOR THIS CONVEYANCE IS PROVIDED BY A MORTGAGE RECORDED CONTEMPORANEOUSLY HEREWITH

STATE OF ALABAMA)
 COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eight Hundred Eighty-One Thousand One and 00/100 Dollars (\$881,001.00)**, and other good valuable consideration to **DUNN REAL ESTATE, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **BENRACHEL PROPERTIES, L.L.C.**, an Alabama limited liability company ("Grantee"), Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee the following real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Lot 3, according to Resurvey No. 1 of Interstate Commerce Park, as recorded in Map Book 48, page 5, in the Probate Office of Shelby County, Alabama.

Together with rights and interests in private roads designated as Interstate Commerce Court and Interstate Commerce Drive as shown on map recorded in Map Book 48, page 5 as granted in Declaration of Covenants for Interstate Commerce Park recorded in Instrument 20170623000225580, both being filed for record in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the permitted encumbrances more particularly described on Exhibit A attached hereto and made a part hereof (the "Permitted Encumbrances").

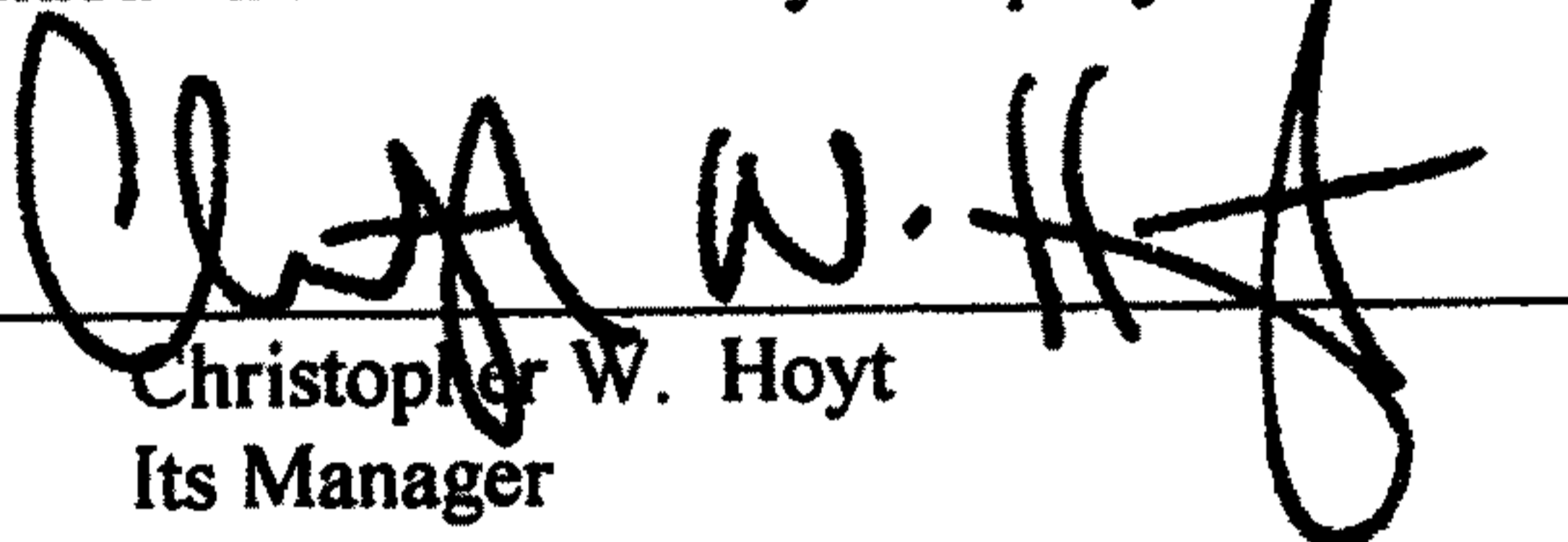
TOGETHER WITH all improvements situated thereon or attached thereto, and all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this 10 day of July, 2017.

GRANTOR:

DUNN REAL ESTATE, LLC,
an Alabama limited liability company

By: 
Christopher W. Hoyt
Its Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. Hoyt, as Manager of **DUNN REAL ESTATE, LLC**, an Alabama limited liability company, whose name 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, and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 10 day of July, 2017.

Caroline M. Welden
NOTARY PUBLIC
My Commission expires: 1/17/21




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EXHIBIT A

PERMITTED ENCUMBRANCES

1. Ad valorem taxes for the year 2017 and subsequent years, not yet due and payable.
2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
3. Release of Damages as recorded in Instrument 1997/1477, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 352, page 818, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Real Volume 265, page 628 and Instrument 1997/1477, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Sewer easements and encroachment by Deshazo Crane Company of a fence and curb as set forth in Instrument 2002/2687, in the Probate Office of Shelby County, Alabama.
7. Denial of all existing, future, and/or potential common law or statutory rights of access between subject property and Interstate Highway 1-65.
8. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20150424000133840 in the Probate Office of Shelby County, Alabama.
9. Ingress/Egress easements, 20' Water Easement, 20' Sanitary Sewer Easement, 50' Front Setback line, 25' Rear Setback line and 15' Side Setback lines as reflected on the recorded Plat of Interstate Commerce Park recorded in Map Book 48, Page 5, in the Probate Office of Shelby County, Alabama.
10. Articles of Incorporation of Interstate Commerce Park Association, Inc., recorded in Instrument 2017064299, in the Probate Office of Jefferson County, Alabama.
11. Terms and conditions as set forth in that certain Declaration of Protective Covenants as recorded in Instrument 20170623000225580, in the Probate Office of 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:	Dunn Real Estate, LLC	Grantees' Name:	BenRachel Properties, L.L.C.
Mailing Address:	3900 Messer Airport Highway Birmingham, AL 35222	Mailing Address:	171 Lime Quarry Road Madison, AL 35758
Property Address:	Lot 3, Interstate Commerce Center Alabaster, Alabama	Date of Sale:	July <u>17</u> , 2017
			Total Purchase Price: \$881,001.00 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 Appraisal
 Sales Contract Other: _____
 Closing Statement

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.

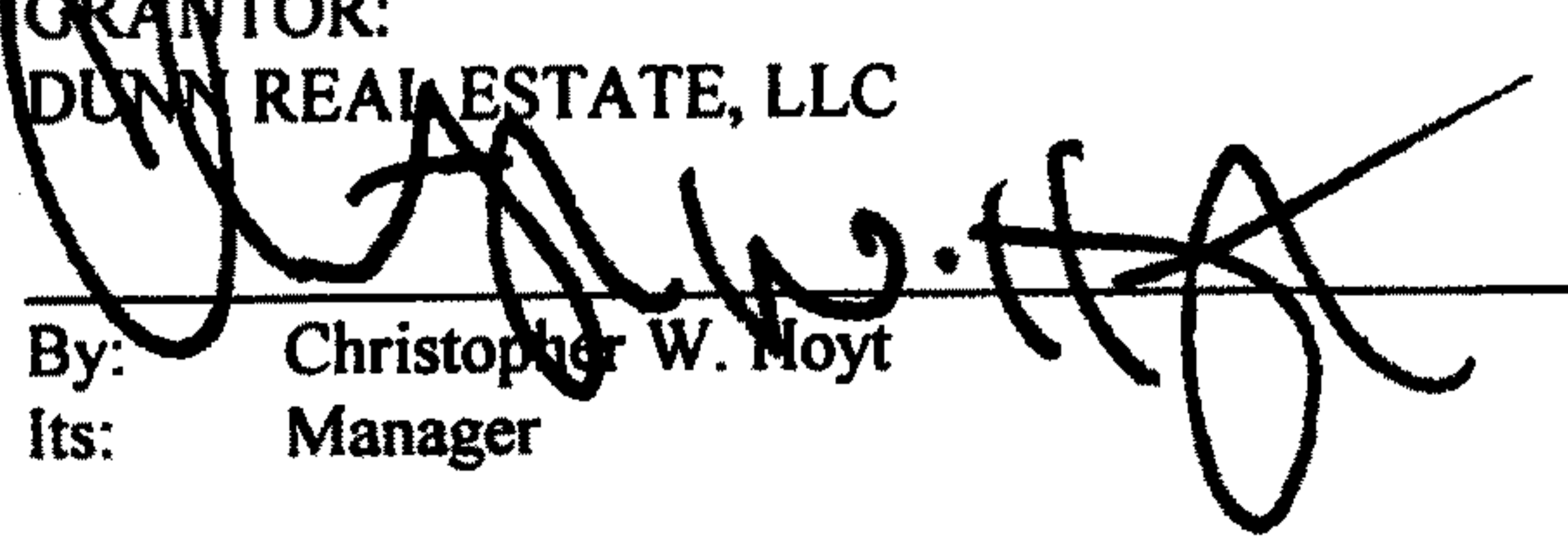
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: July 17, 2017


X Unattested

GRANTOR:
DUNN REAL ESTATE, LLC



By: Christopher W. Moyt
Its: Manager

Filed and Recorded



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State Judge,

