20180411000121130 04/11/2018 03:19:30 PM DEEDS 1/3

This Instrument Was Prepared By:

Michael B. Odom Rumberger, Kirk & Caldwell 2001 Park Place North, Suite 1300 Birmingham, Alabama 35203 Send Tax Notice To:

Overton Gap, LLC 850 Corporate Pkwy., Suite 106 Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Fifteen Thousand and 00/100 DOLLARS (\$515,000.00) and other good and valuable consideration to the undersigned Grantor, FIRST US BANK, formerly known as First United Security Bank, an Alabama bank (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Overton Gap, LLC ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Final Plat of Chelsea Village, as recorded at Map Book 47, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claim thereof not shown by the Public Records.
- 4. Any mineral and mining rights leased, granted or retained by current or prior owners.
- Taxes and assessments for the tax year 2018 and subsequent years and not yet due and payable.
- 6. Declaration of Covenants, Conditions, Easements, and Restrictions for Chelsea Village, a Commercial Subdivision, as recorded in Instrument Number 20170327000101370 in the Office of the Judge of Probate of Shelby County.
- 7. Rights of others in and to the use of both the 20 foot and 30 foot non-exclusive access easements across Lots 3 and 4 as shown on the plat map recorded in Map Book 47, Page 63, in the Office of the Judge of Probate of Shelby County.
- 8. Rights of parties in possession under unrecorded leases.

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- 9. Easement for ingress and egress as recorded in Instrument Number 20100303000061840 and re-recorded in Instrument Number 20140226000052510 in the Office of the Judge of Probate of Shelby County.
- 10. 30 foot easement for ingress/egress and utility easement recorded in Instrument Number 20030902000582560 in the Office of the Judge of Probate of Shelby County.

\$361,200.00 paid by mortgage recorded simultaneously herewith.

By acceptance of this deed, Grantee acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, the above described property unto the Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 10th day of April, 2018.

FIRST US BANK, formerly known as First United Security Bank

By: Parrish Argo, VP-Special Assets Officer

STATE OF ALABAMA) JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Parrish Argo, whose name as VP-Special Assets Officer of First US Bank, formerly known as First United Security Bank, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 144 day of April, 2018.

Notary Public

My Commission Expires:

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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 Mailing Address	First US Bank 3291 US Hwy 280, Suite 100 Birmingham, AL 35243		Overton Gap, LLC 850 Corporate Parkway, Suite 106 Birmingham, AL 35242	
Property Address	10699 Old Highway 280, 501-508 Chelsea, AL 35043	Date of Sale Total Purchase Price or Actual Value	April 10, 2018 \$515,000.00	
		or Assessor's Market Value		
one) (Recordation Bill of Sale XX Sales Con Closing Sta	tract atement locument presented for recordation cor	ed) Appraisal Other		
of this form is not re	equired.			
	Inst	tructions		
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 d	ate on which interest to the property wa	as 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 of 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
	of my knowledge and belief that the infethat any false statements claimed on the 1975 § 40-22-1 (h).			
Date April 10, 2018	150000	Print First US Bank		
Unattested		Sign By:	tigger by the first	
	(verified by)	(Grantor/tor/tor/tor/tor/tor/tor/tor/tor/tor/	Śrantee/Owner/Agent) circle one Argo, VP-Special Assets Officer	

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2018 03:19:30 PM
S175.00 CHERRY
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Form RT-1