

STATE OF ALABAMA)
COUNTY OF SHELBY)

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02/01/2019 10:19:13 AM
REL 1/4

TERMINATION OF CONDOMINIUM

WHEREAS, SWS-TX Realty, Inc., a Texas corporation (“Owner”), is the owner of all of the condominium units in The Shelby Medical Office Building Condominium, a condominium as established by that certain Declaration of Condominium (“Declaration”) of Shelby Medical Office Development, LLC, a Medical Office Building Condominium (the “Condominium”), which is recorded in Instrument #20130328000128140, in the Probate Office of Shelby County, Alabama, said plan being filed for record in Map Book 43, Page 70, in said Probate Office, together with an undivided interest in the common elements assigned to said units;

WHEREAS, Owner has determined that the Condominium and underlying property will be better managed in a form other than a condominium form of ownership.

NOW, THEREFORE, PREMISES CONSIDERED, in accordance with Ala. Code Section 35-8(a)-218 and Section 11.02 of the Declaration, the Owner, owner of 100% of the units of the Condominium, does hereby terminate the Condominium. This Termination of Condominium shall be effective upon recordation, which must occur on or before March 1, 2019 or this instrument shall be deemed null and void.

FURTHER, the Owner hereby declares that the property formerly known as The Shelby Medical Office Building Condominium, is described as set forth on Exhibit A hereto

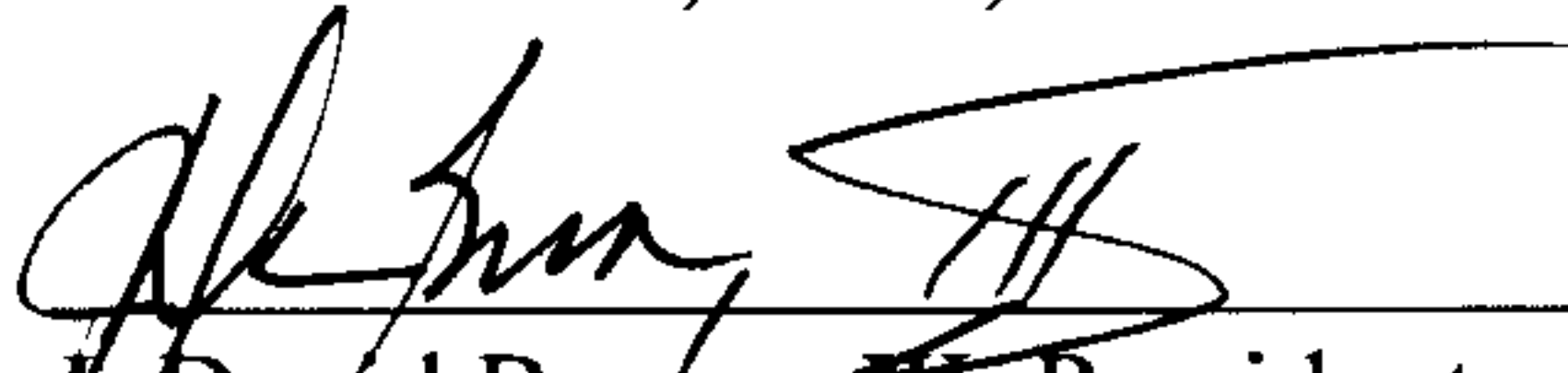
FURTHER, Owner hereby declares that title to all property covered by the Declaration, including all common elements, is hereafter vested in Owner.

This Termination of Condominium is intended to comply with the provisions Alabama Uniform Condominium Act of 1991 (Ala. Code Sections 35-8(a)-101 et. seq.), as amended.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the undersigned, by its duly authorized representative, has hereunto set its hands and seals on this the 1st day of February, 2019.

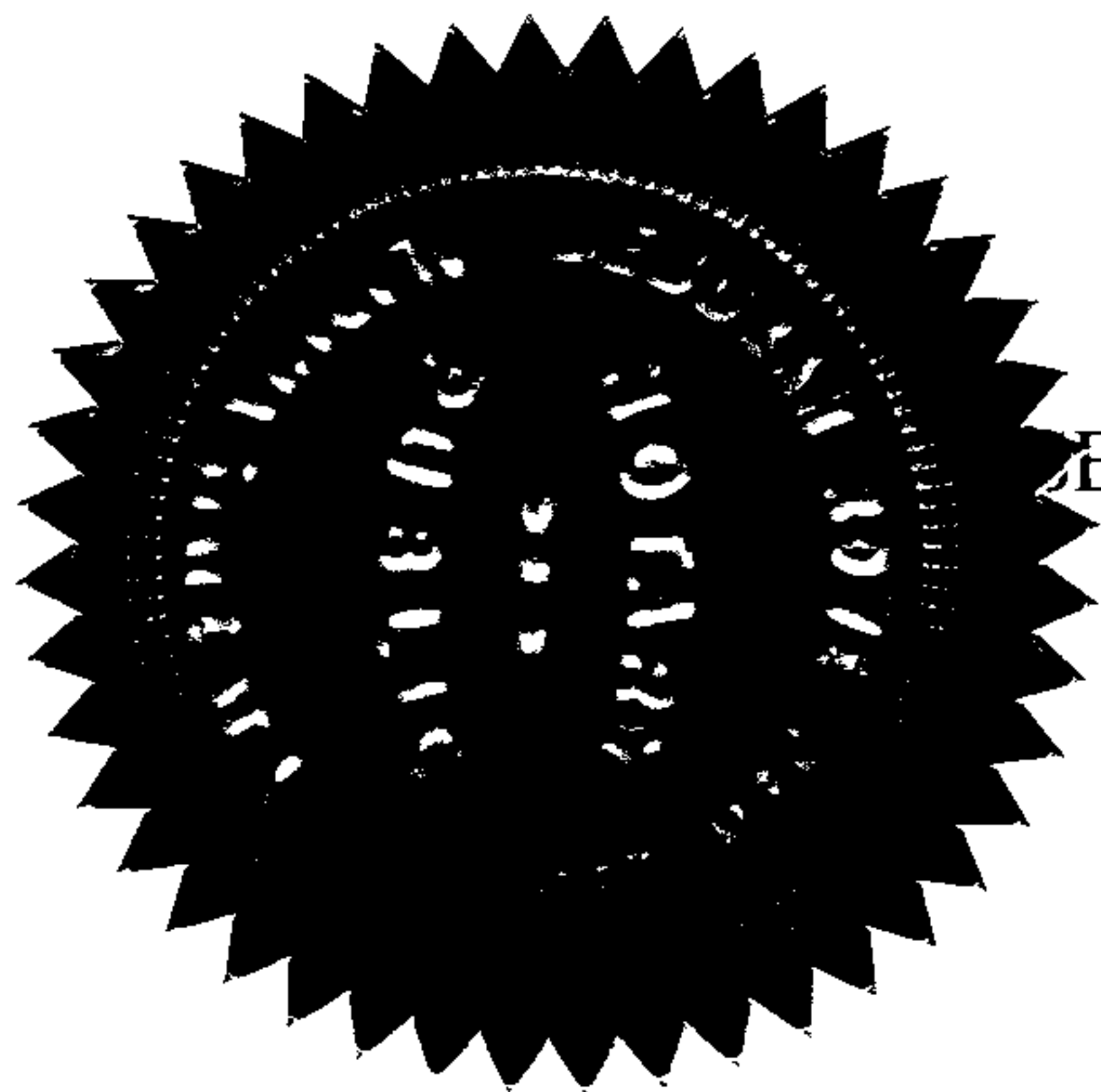
SWS-TX REALTY, INC., a Texas corporation

By: 
J. David Brown, III, President


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that J. David Brown, III, whose name as President of SWS-TX Realty, Inc., a Texas corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 30th day of January, 2019.



SEAL]

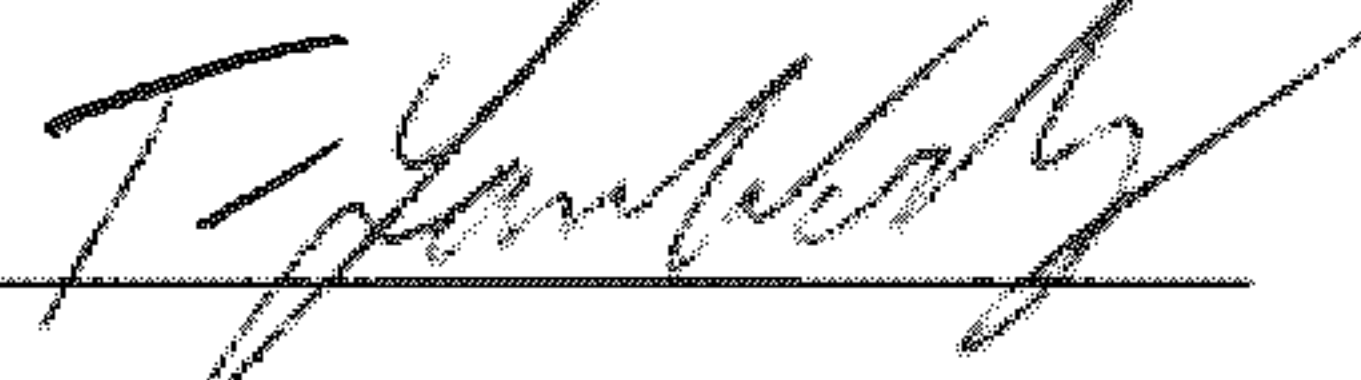

Notary Public

My commission expires: July 30, 2021

ACKNOWLEDGMENT AND CONSENT

Pursuant to Sections 13.2 and 13.3 of Declaration, the undersigned Oakworth Capital Bank (an Eligible Mortgage Holder as defined in the Declaration), hereby acknowledges and consents to the Termination of Condominium, and has executed this Acknowledgment and Consent on the _____ day of January, 2019.

OAKWORTH CAPITAL BANK

By: 
Name: T. LANE WADLEY
Its: MANAGING DIRECTOR

20190201000033020 02/01/2019 10:19:13 AM REL 4/4
LEGAL DESCRIPTION

Unnumbered lot in the Shelby County Medical Office Building Resurvey recorded in Map Book 43, Page 6 in office of Judge of Probate of Shelby County, Alabama.

Also described as follows:

A portion of a parcel of land situated in the Southeast $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southeast corner of Lot 25 of the Nickerson-Scott Survey as recorded in the Probate Office of Shelby County in Map Book 3, Page 34; thence run North along the East line of said Lot 25, a distance of 26.00 feet; thence turn an interior angle to the right of 90 degrees 04 minutes 15 seconds, for a distance of 74.00 feet; thence turn an interior angle of 270 degrees 09 minutes 44 seconds to the right, for a distance of 200.00 feet to the Southerly right of way line of 5th Avenue Northeast; thence turn an interior angle of 90 degrees 09 minutes 44 seconds to the right and run along said right of way, for a distance of 100.00 feet; thence turn an interior angle of 89 degrees 49 minutes 39 seconds to the right, for a distance of 126.06 feet; thence turn a interior angle of 270 degrees 11 minutes 19 seconds to the right for a distance of 179.00 feet to the Easterly right of way line of U.S. HWY 31; thence turn an interior angle of 91 degrees 12 minutes 16 seconds to the right and run along said right of way, for a distance of 250.00 feet; thence turn an interior angle of 88 degrees 46 minutes 20 seconds to the right, for a distance of 238.57 feet; thence turn an interior angle of 270 degrees 00 minutes 37 seconds to the right, for a distance of 49.98 feet; thence turn an interior angle of 89 degrees 59 minutes 42 seconds to the right, for a distance of 233.25 feet to the East line of said Section 35; thence turn an interior angle of 80 degrees 46 minutes 35 seconds to the right and run along said East line, for a distance of 202.61 feet; thence turn an interior angle of 99 degrees 09 minutes 43 seconds to the right for a distance of 80.75 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2019 10:19:13 AM
\$24.00 CHARITY
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Allen S. Bayl