



20200825000370620 1/5 \$334.00
Shelby Cnty Judge of Probate, AL
08/25/2020 10:59:32 AM FILED/CERT

SEND TAX NOTICES TO:

BBV ALABASTER, LLC
Attn: James V. Corr, Jr.
2204 Lakeshore Pkwy., Suite 145
Birmingham, Alabama 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million Fifty Thousand and 00/100 Dollars (\$1,050,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MEDICAL MILE, LLC, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto BBV ALABASTER, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[NOTE: A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

AND THE GRANTOR, except with respect to the Exceptions, will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

[STATUTORY WARRANTY DEED – SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 31st day of July, 2020.

MEDICAL MILE, LLC,
an Alabama limited liability company

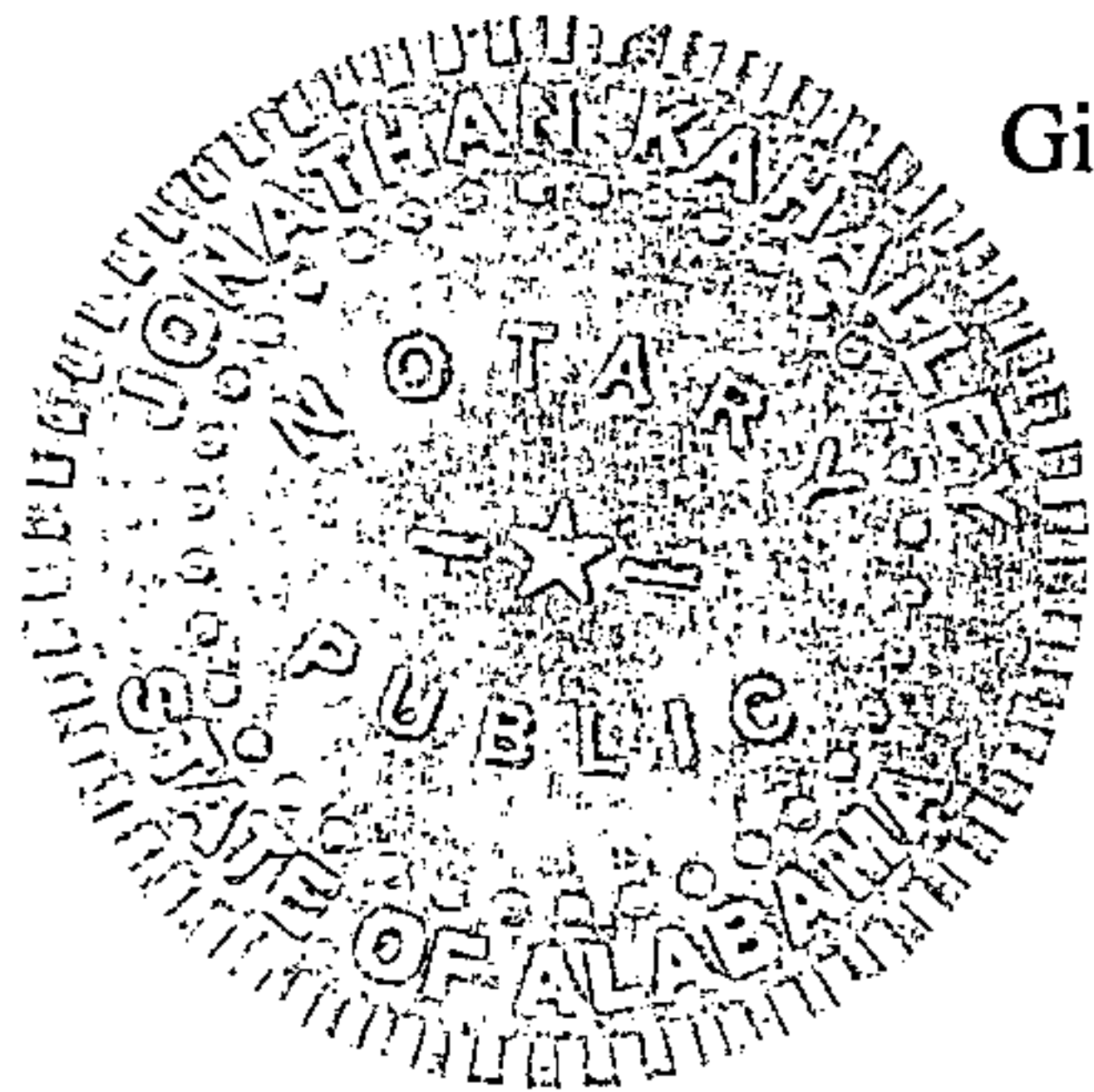
By: SW Manager, LLC
Its: Manager

By: 
Name: Andrew Patterson
Its: Manager

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Patterson, whose name as Manager of SW Manager, LLC, an Alabama limited liability company, which is the Manager of MEDICAL MILE, LLC, an Alabama limited liability company, 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 manager, and with full authority, executed the same voluntarily, as an act of said limited liability company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 31 day of July, 2020.



NOTARY PUBLIC

My Commission Expires:

9/26/23

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600



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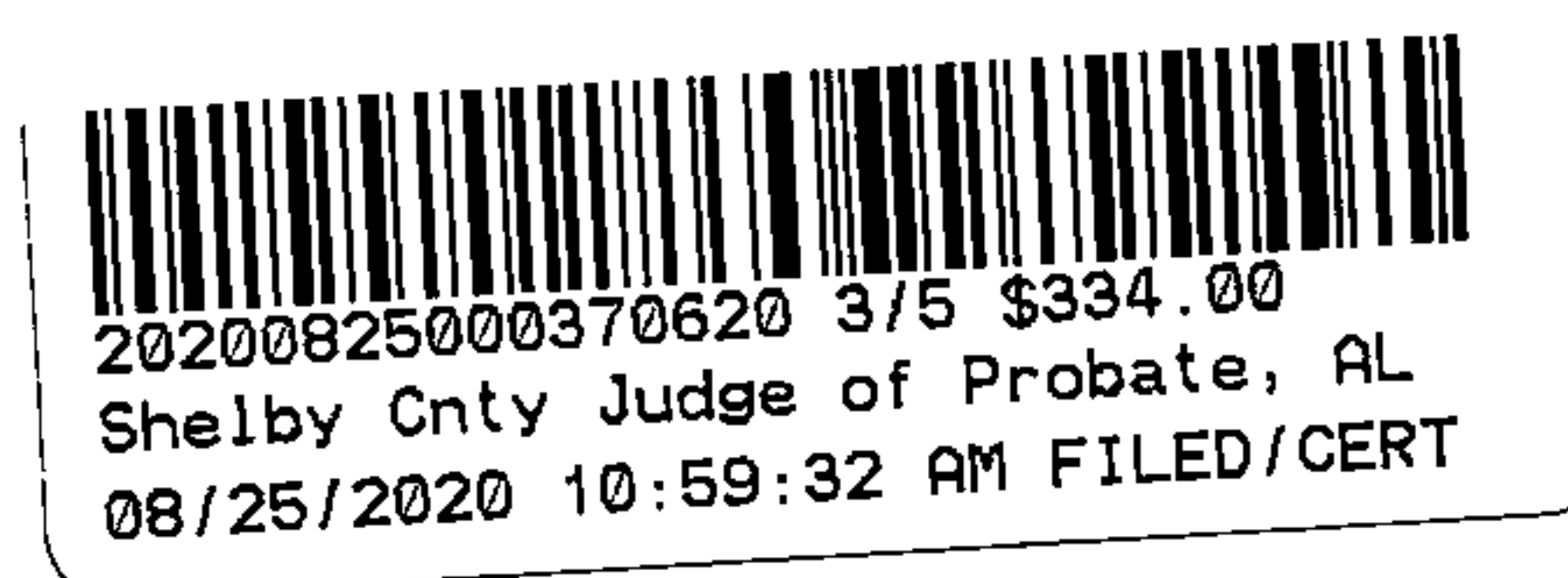
EXHIBIT "A"

Lots 41, 42 & North ½ of Lot 40, Block 1, according to the Survey of Nickerson-Scott, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.

AND

Lot 43A, Block 1, according to the Resurvey of Nickerson-Scott, as recorded in Map Book 16, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS: i) taxes and assessments for the year 2020, and subsequent years constituting a lien but not yet payable; ii) right-of-way to Alabama Power Company recorded in Volume 48, Page 617; Volume 60, page 66 and Volume 60, page 337; iii) right-of-way to Shelby County recorded in Volume 104, Page 110; iv) less and except any portion of subject property lying within any road right-of-ways; and v) coal, oil, gas and mineral and mining rights which are not owned by Grantor.



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>MEDICAL MILE, LLC, an Alabama limited liability company</u>	Grantee's Name:	<u>BBV ALABASTER, LLC, an Alabama limited liability company</u>
Mailing Address:	<u>1616 2nd Avenue South, #100, Birmingham, Alabama 35233</u>	Mailing Address:	<u>2204 Lakeshore Parkway, Suite 145, Birmingham, Alabama 35209</u>
Property Address:	<u>561 & 565 1st Street N., Alabaster, Alabama 35007</u>	Date of Sale:	<u>July 31, 2020</u>
		Total Purchase Price:	<u>\$1,050,000.00</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	_____	Appraisal
<u>XX</u>	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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]



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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 § 40-22-1(h).

Date: _____

_____ Unattested	_____ (verified by)
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GRANTOR:

MEDICAL MILE, LLC,
an Alabama limited liability company

By: SW Manager, LLC
Its: Manager

By: 
Name: Andrew Patterson
Its: Manager

Shelby County, AL 08/25/2020
State of Alabama
Deed Tax: \$300.00


20200825000370620 5/5 \$334.00
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