

THIS INSTRUMENT PREPARED BY:

Asher L. Kitchings
Balch & Bingham LLP
1901 Sixth Avenue North, Suite 1500
Birmingham, Alabama 35203

SEND TAX NOTICES TO:

Bishop Creek Investors, LLC
120 Bishop Circle
Pelham, Alabama 35124

STATE OF ALABAMA

COUNTY OF SHELBY

)
)
)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered this 1st day of February, 2021, by **BENSON HOLDINGS, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **BISHOP CREEK INVESTORS, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00), in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

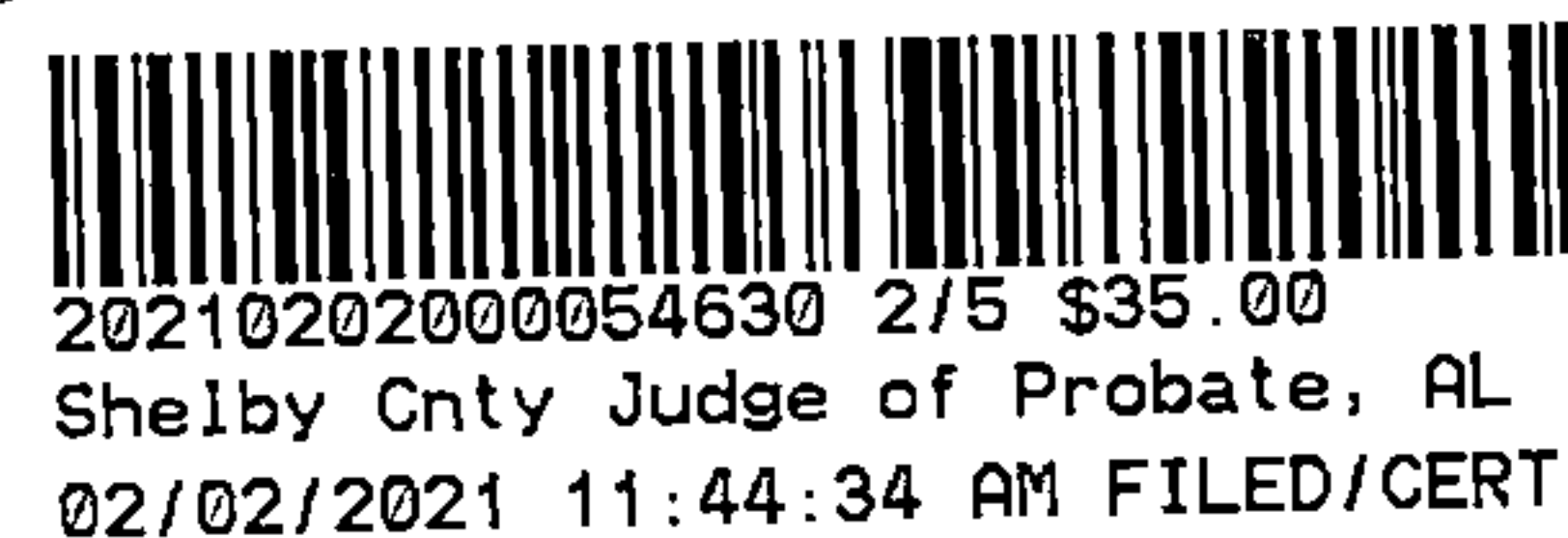
TOGETHER WITH all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto;

SUBJECT TO those matters set forth on Exhibit B attached hereto and made a part hereof;

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property, that said Property is free from all encumbrances except as herein stated, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims all persons.

20210202000054630 02/02/2021



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Grantee's Name and Mailing Address:

Benson Holdings, LLC
2700 Corporate Drive, Suite 100
Birmingham, Alabama 35242

Bishop Creek Investors, LLC
120 Bishop Circle
Pelham, Alabama 35124

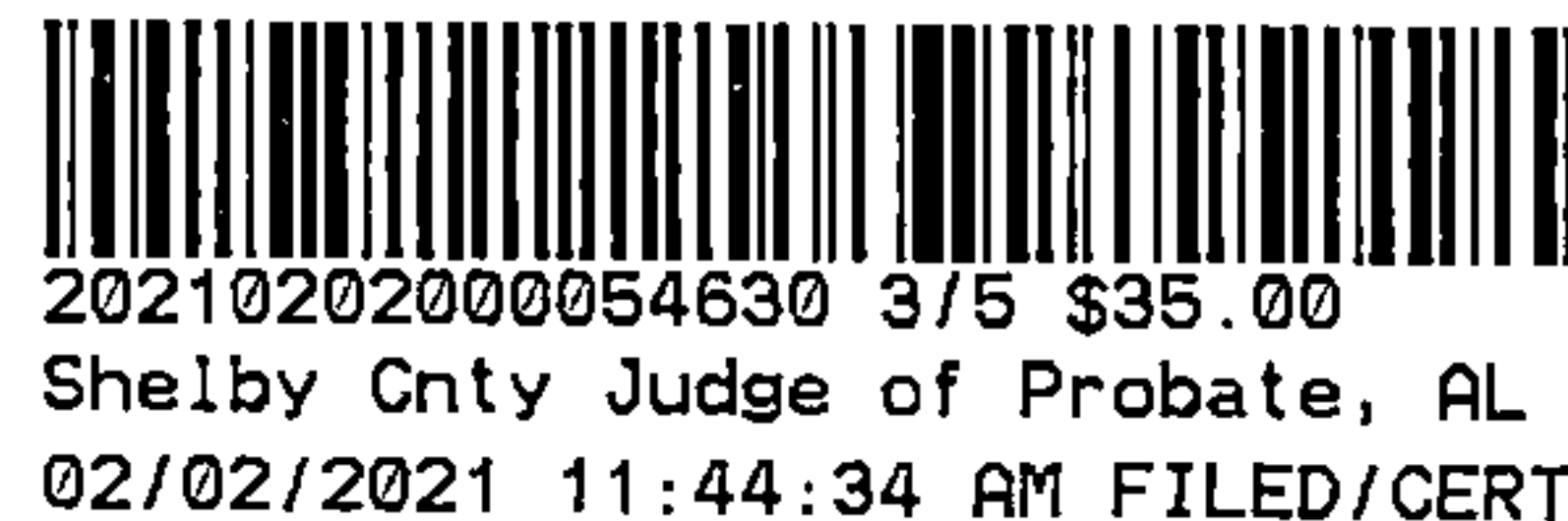
Property Address: 2500 Southlake Park, Hoover, Alabama 35244

Purchase Price: \$1,100,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has caused this instrument to be effective on this 1st day of February, 2021.

GRANTOR:

BENSON HOLDINGS, LLC,
an Alabama limited liability company

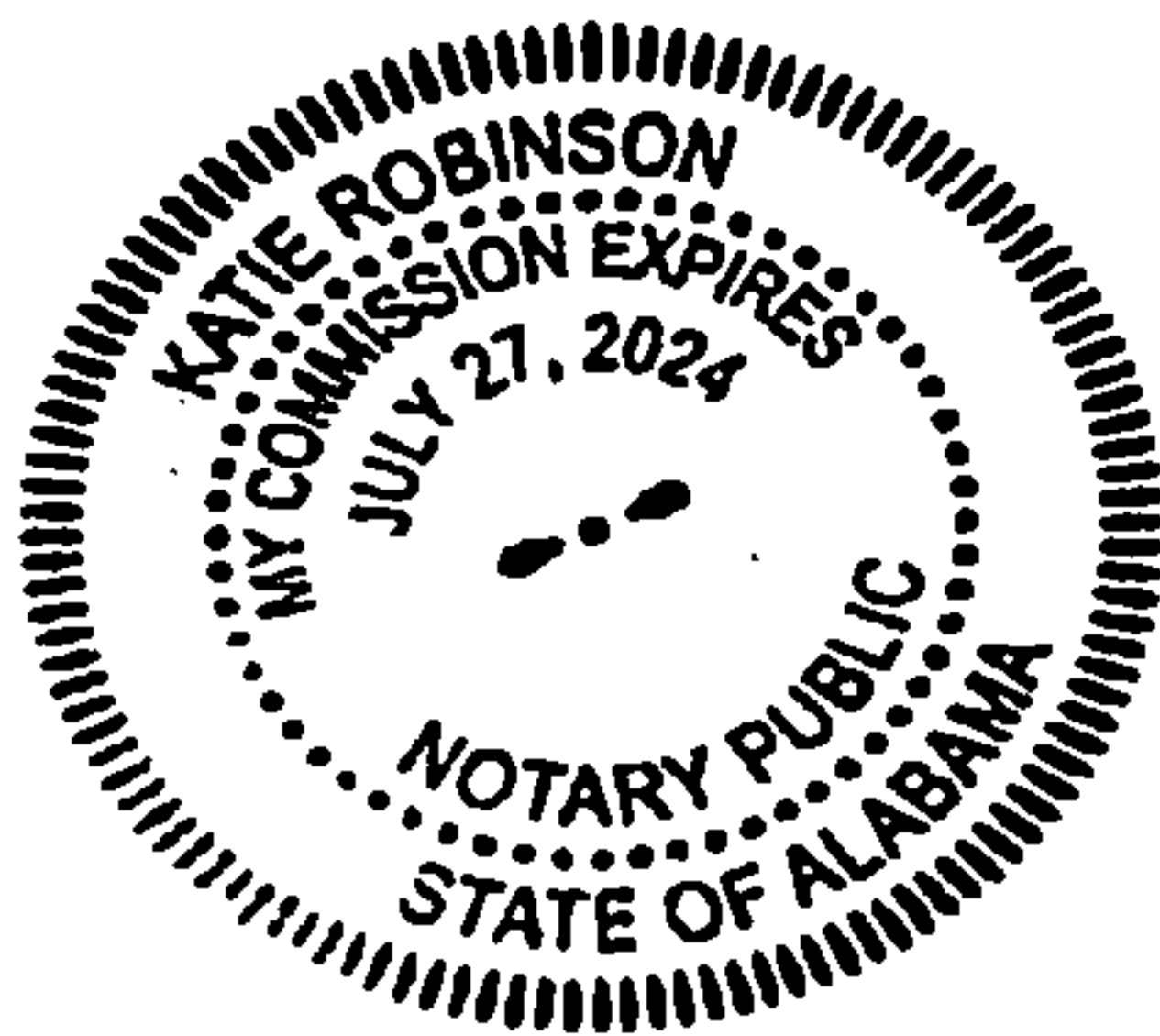
By: 
Name: Jason Kimbrell
Title: Authorized Manager

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Jason Kimbrell, whose name as Authorized Manager of **BENSON HOLDINGS, 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, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 1 day of February, 2021.

(NOTARY SEAL)




Notary Public

My Commission Expires: 7/27/2024

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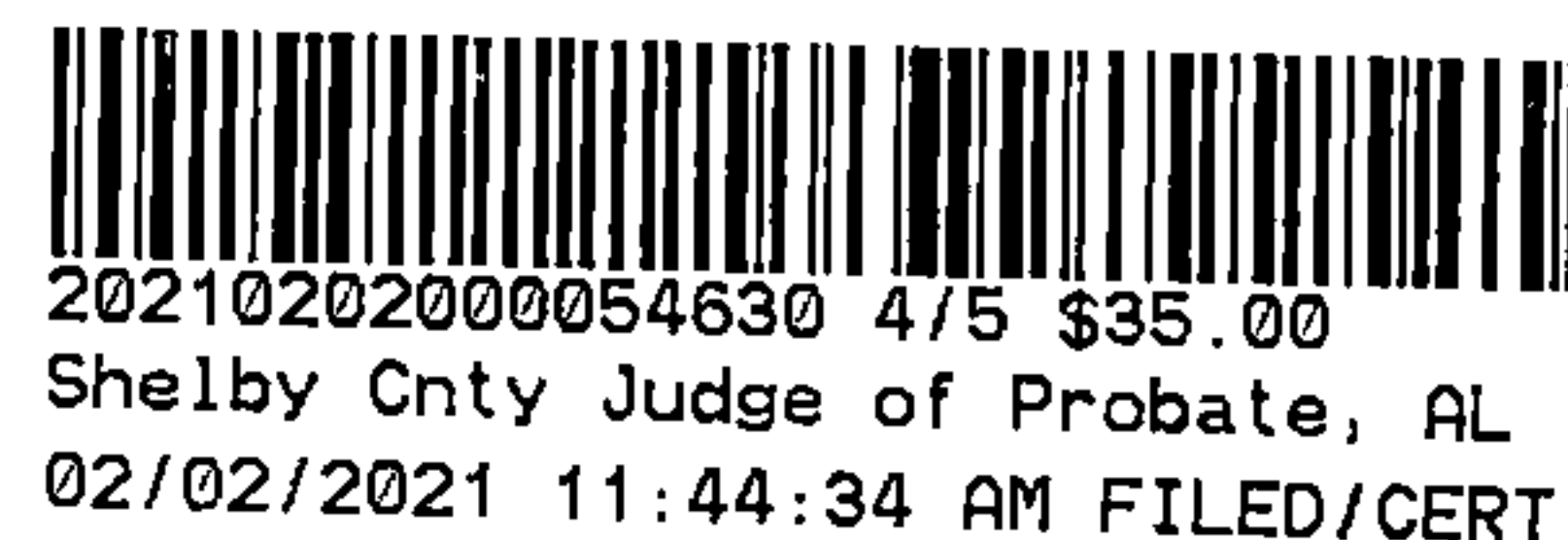


EXHIBIT A

Legal Description of Property

Units 100, 150, 200 and 250, Building 2500, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, Fifth Amendment recorded in Inst. No. 2011091900027600, Sixth Amendment recorded in Inst. No. 20120420000136540, Seventh Amendment recorded in Inst. No. 20160216000048850, and Eighth Amendment recorded in Inst. No. 20170721000261800, and corrected by affidavit recorded in Inst. No. 2017092100343430, in the Probate Office of Shelby County, Alabama, to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 118; Map Book 41, Page 73; Map Book 41, Page 79 and Map Book 42, Page 31, Resurveyed in Map Book 42, Page 105 A and B; Map Book 42, Page 143 A and B; Map Book 45, Page 98 A and B; Map Book 48, Page 19, and Map Book 49, Page 75 in said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in Exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

EXHIBIT B

Permitted Exceptions

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. 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.
3. Easements and restrictions as shown on Map Book 40, Page 43, Map Book 40, Page 118, Map Book 41, Page 73, Map Book 41, Page 79 and Map Book 42, Page 31; Resurveyed in Map Book 42, Page 105 A and B; Map Book 42, Page 143 A and B; Map Book 45, Page 98 A and B; Map Book 48, Page 19, and Map Book 49, Page 75.
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Alabama Condominium Ownership Act, Section 35-8A-302 et. seq., Code of Alabama, 1975, as set forth in the Declaration of Condominium of Southlake Park, a condominium, dated July 25, 2008, and recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020, Third Amendment recorded in Inst. No. 20091030000406130, Fourth Amendment as recorded in Inst. No. 20101119000389370, Fifth Amendment recorded in Inst. No. 2011091900027600, Sixth Amendment recorded in Inst. No. 20120420000136540, Seventh Amendment recorded in Inst. No. 20160216000048850, and Eighth Amendment recorded in Inst. No. 20170721000261800 as corrected by affidavit recorded in Inst. No. 20170921000343430, in the Probate Office of Shelby County, Alabama; in the Articles of Incorporation of Southlake Park Owners Association, Inc., as recorded in LR 200809, Page 29901, in said Probate Office; in the By Laws of Southlake Park recorded on Exhibit B, in said Probate Office; and in any instrument creating the Estate or interest insured by this policy; and in any allied instrument referred to in any of the instruments aforesaid.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 129, Page 572 and Deed 216, Page 103.
6. Right-of-way granted to Alabama Power Company recorded in Deed 219, Page 734; Inst. No. 2007-49686; Inst. No. 2006-60183 and Inst. No. 20090424000150660.
7. Right-of-way granted to SHELBY County recorded in Deed 177, Page 38.
8. Covenants set forth in Instrument No. 2006-49730.
9. Easement recorded in Inst. No. 20090424000150660.



Filed and Recorded
Official Public Records

ly Alabama, County



20210202000054630 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/02/2021 11:44:34 AM FILED/CERT

Allen S. Bevil