

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Berryhill Holdings, LLC
1401 Providence Park, Suite 100
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED NINETY THOUSAND AND 00/100 Dollars (\$690,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Benson Holdings, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Berryhill Holdings, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Units 100, 150, 200, and 250, Building 1401, according to Providence Park, Phase III, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument Number 20040802000426220 and amended in Instrument Number 20050113000020340, Instrument Number 20050819000428280, Instrument Number 20060302000097880 and Instrument Number 20060803000376750; and By- Laws thereto as recorded in Instrument Number 20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, a Condominium, being attached to the amended map of Providence Park, Phase III, a Condominium, as recorded in Map Book 35, Page 101, in said Probate Office.

\$552,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
8th day of April, 2021


Benson Holdings, LLC, an Alabama Limited Liability Company

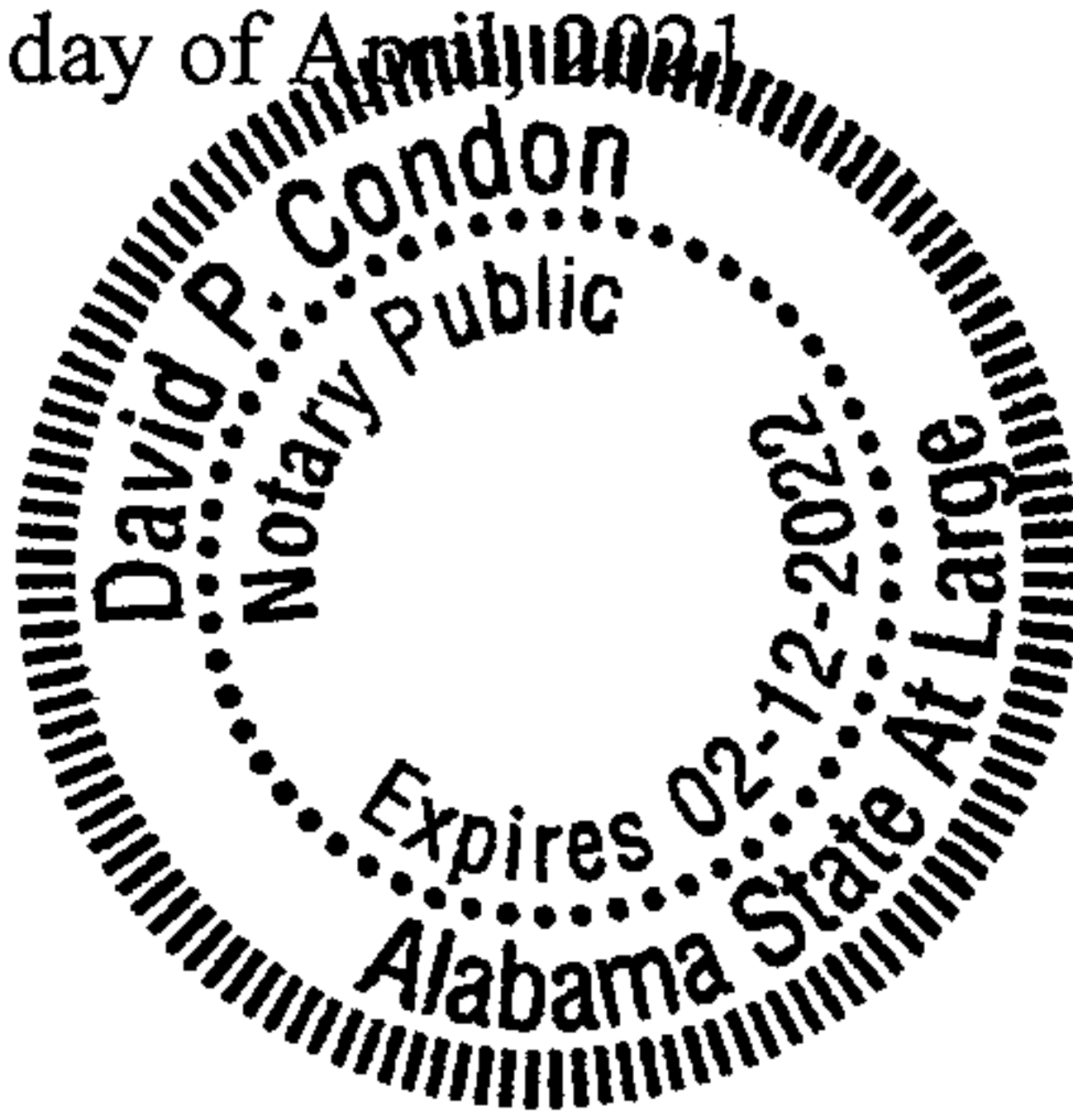
By: 
Michael Jason Kimbrell, Executive Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon, Notary Public, in and for said County in said State, hereby certify that Michael Jason Kimbrell whose name as Executive Vice President 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 8th day of April, 2021


Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 11:29:29 AM
\$163.00 CHERRY
20210419000193670

