

THIS INSTRUMENT PREPARED BY:
 Paul Wallace
 Maynard, Cooper & Gale, P.C.
 1901 Sixth Avenue North, Suite 1700
 Birmingham, Alabama 35203

Send tax notices to:
 Amerson Investments, LLC
 2500 Southlake Park, Suite 150
 Hoover, Alabama 35244

STATE OF ALABAMA)
 SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **BISHOP CREEK INVESTORS, LLC**, an Alabama limited liability company ("Grantor"), by **AMERSON INVESTMENTS, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property"). The Property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD unto Grantee, and Grantee's 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 Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Part of the consideration paid for this conveyance has been paid out of the proceeds of a mortgage loan closed simultaneously herewith.

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:
Bishop Creek Investors, LLC	Amerson Investments, LLC
211 Yeager Parkway	2500 Southlake Park, Suite 150
Pelham, AL 35124	Hoover, AL 35244
Property Address:	2500 Southlake Park, Suites 100 & 150 Hoover, AL 35244
Date of Sale:	October 14, 2022
Total Purchase Price:	\$800,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale

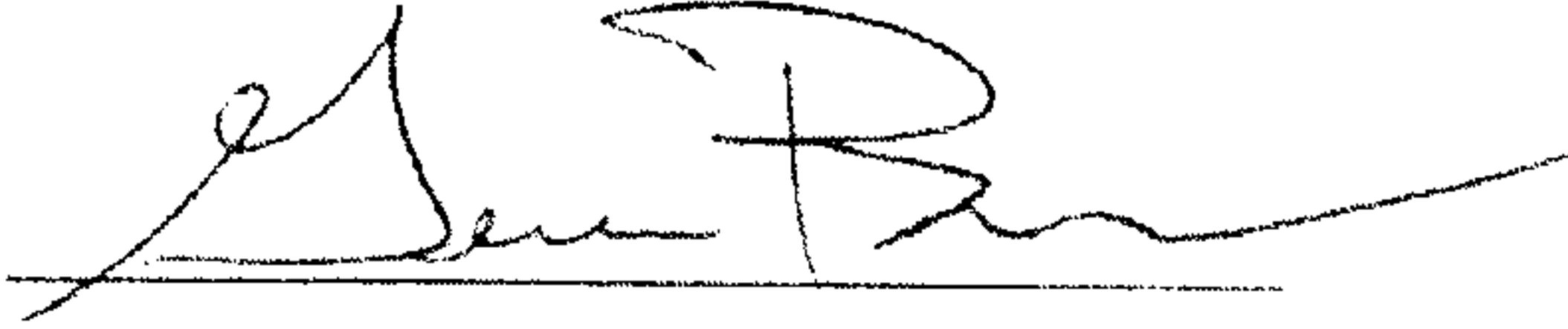
	<input type="checkbox"/> Property Tax Bill or Assessment
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[Signature page to follow]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

BISHOP CREEK INVESTORS, LLC,
an Alabama limited liability company

By: 

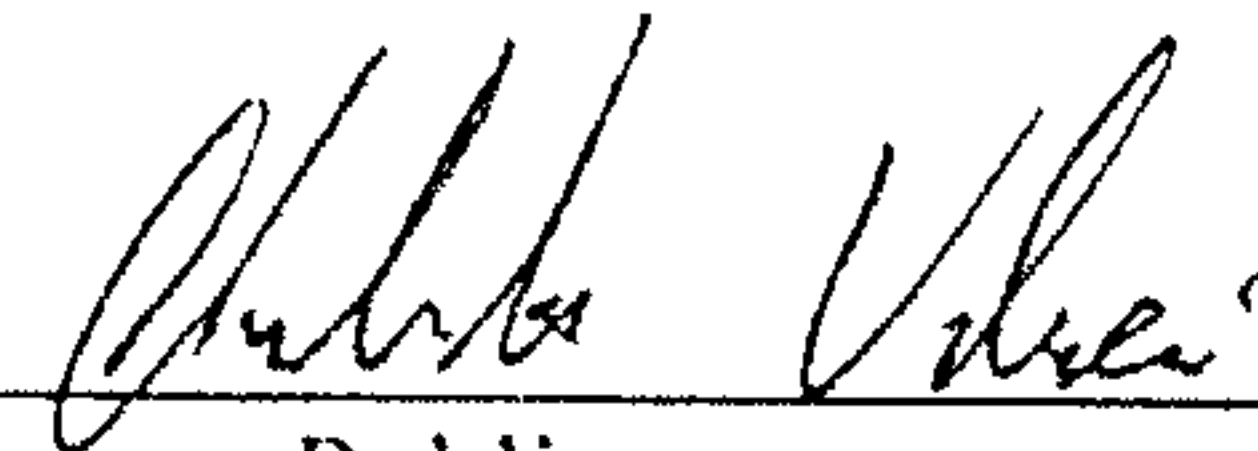
Name: Gene Borgosz

Its: Managing Member

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Gene Borgosz, whose name as Managing Member of Bishop Creek Investors, 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/she, as such representative 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 14th day of October, 2022.


Notary Public

AFFIX SEAL

My commission expires: 5/27/25

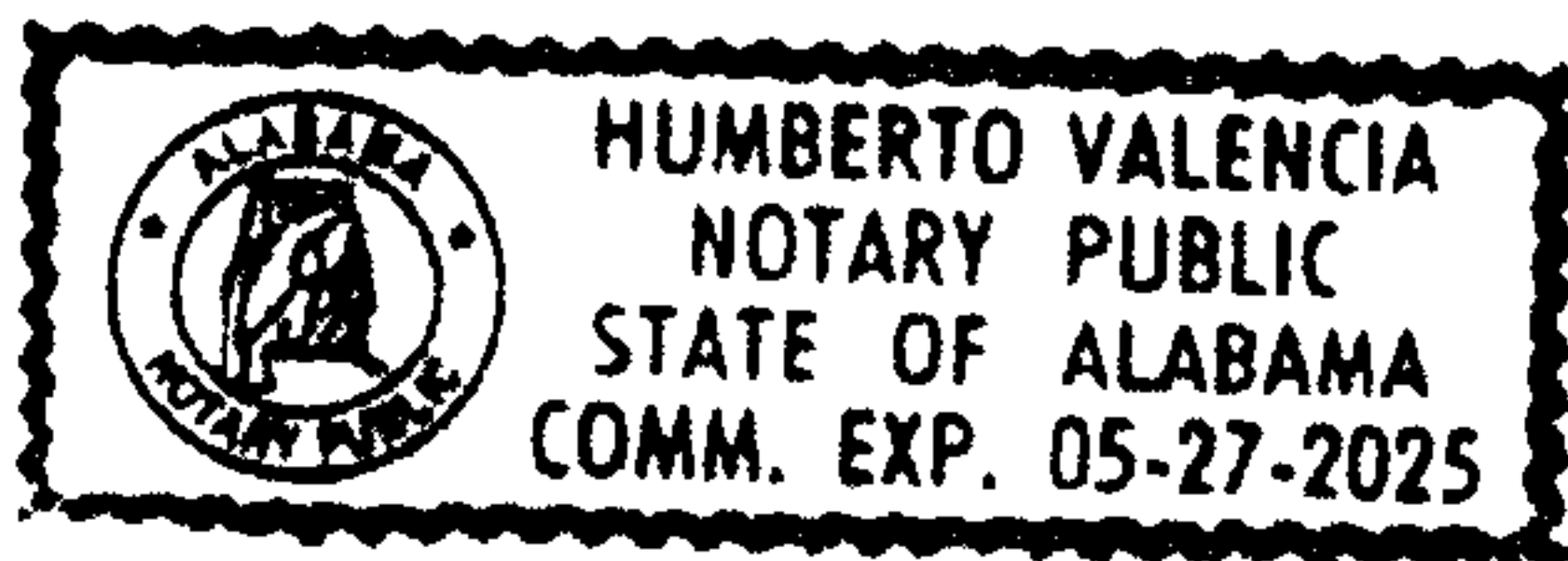


EXHIBIT A

Legal Description

Units 100, and 150, Building 2500, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park , a Condominium, which is recorded in Instrument 20080731000309270; First Amendment to Declaration as recorded in Instrument 20081211000463630; Second Amendment to Declaration recorded in Instrument 20090928000368020; Third Amendment to Declaration recorded in Instrument 20091030000406130; Fourth Amendment to Declaration recorded in Instrument 20101119000389370; Fifth Amendment to Declaration as recorded in Instrument 20110919000027600; Sixth Amendment to Declaration as recorded in Instrument 20120420000136540; Seventh Amendment to Declaration as recorded in Instrument 20160216000048850; Eighth Amendment to Declaration as recorded in Instrument 20170721000261800 and corrected by Affidavit recorded in Instrument 20170921000343430, in the Probate Office of Shelby County, Alabama, and any further amendments thereto 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; Map Book 42, page 31; Map Book 42, page 105; Map Book 42, page 143; Map Book 45, page 98; Map Book 49, page 75 in said Probate Office and the Articles of Incorporation of Southlake Park Owners Association Inc as recorded in Book LR200809, page 29901, in the Probate Office of Jefferson County, Alabama and to which Declaration the By-Law's of Southlake Park Owners Association Inc., are set out in Exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of South lake Park, a Condominium and the aforesaid amendments.

EXHIBIT B

Exceptions

2. All taxes for the year 2022 and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.
8. Such state of facts as shown on record subdivision plat recorded in Map Book 49, page 75, Shelby County Records.
9. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in , on and under subject property.
10. Easements and restrictions as showing on in Map Book 40, page 43; Map Book 40, page 118; Map Book 41, page 73; Map Book 41, page 79; Map Book 42, page 31; Map Book 42, page 105; Map Book 42, page 143; Map Book 45, page 98; Map Book 49, page 75, in the Probate Office of Shelby County, Alabama.
11. Declaration of Restrictive Covenants as recorded in Instrument 2000-07407, in the Probate Office of Shelby County, Alabama.
12. Transmission Line Permit(s) to Alabama Power Company as recorded in Deed Book 129, page 572 and Deed Book 216, page 103, in the Probate Office of Shelby County, Alabama.
13. Right-of-way granted to Alabama Power Company as recorded in Deed Book 219, page 734; Instrument 20061212000601830; Instrument 20071029000496860 and Instrument 20090424000150660, in the Probate Office of Shelby County, Alabama.
14. Right-of-way granted to Shelby County recorded in Deed Book 177, page 38, in the Probate Office of Shelby County, Alabama.
15. Election of Buffer Area pursuant to Covenant recorded in Instrument 20061006000497300, in the Probate Office of Shelby County, Alabama.
16. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of Southlake Park, a condominium recorded in Instrument 20080731000309270; First Amendment to Declaration as recorded in Instrument 20081211000463630; Second Amendment to Declaration recorded in Instrument 20090928000368020; Third Amendment to Declaration recorded in Instrument 20091030000406130; Fourth Amendment to Declaration recorded in Instrument 20101119000389370; Fifth Amendment to Declaration as recorded in Instrument 20110919000027600; Sixth Amendment to Declaration as recorded in Instrument 20120420000136540; Seventh Amendment to Declaration as recorded in Instrument 20160216000048850; Eighth Amendment to Declaration as recorded in Instrument 20170721000261800 and corrected by Affidavit recorded in Instrument 20170921000343430 in the Probate Office of Shelby County, Alabama; the Articles of Incorporation of Southlake Park Owners Association Inc as recorded in Book LR200809, page 29901 in the Probate Office of Jefferson County, Alabama and to which Declaration the By-Law's of Southlake Park Owners Association Inc., are set out in Exhibit B.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2022 09:30:43 AM
\$154.00 BRITTANI
20221017000390990