

SEND TAX NOTICE TO:

Medical Building, LLC
c/o Jemison Investment Company
2001 Park Place, Suite 320
Birmingham, AL 35203

20230103000001230
01/03/2023 11:04:54 AM
DEEDS 1/4

This instrument was prepared by:

C. Jason Avery
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, AL 35203
205-521-8000

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **MEDICAL BUILDING, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, **SWS-TX REALTY, INC.**, a Texas corporation ("Grantor") does hereby grant, bargain, sell and convey unto Grantee, that certain real property situated in Shelby County, Alabama, being more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Premises").

TOGETHER WITH all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Premises.

This conveyance is subject to the following (collectively, the "Permitted Encumbrances"):

1. Ad valorem taxes or assessments for the 2022 tax year and all subsequent years;
2. Mineral and mining rights not owned by Grantor;
3. Any tenants under recorded or unrecorded leases;
4. All existing encroachments, party walls and all building, zoning and land use regulations and restrictions;
5. All matters which would be revealed by an accurate survey of the Premises; and

6. All easements, restrictions, reservations, rights-of-way, encumbrances and other matters of record.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Grantor warrants and covenants with Grantee that Grantor has full power and authority to make this conveyance pursuant to this Statutory Warranty Deed and that, except for Permitted Encumbrances, Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Grantor's Names and Mailing Addresses:

SWS-TX Realty, Inc.
c/o Jemison Investment Company
2001 Park Place, Suite 320
Birmingham, AL 35203

Grantee's Name and Mailing Address:

Medical Building, LLC
c/o Jemison Investment Company
2001 Park Place, Suite 320
Birmingham, AL 35203

Premises Address: 408 1st Street North, Alabaster, AL 35007; 119 5th Avenue North East, Alabaster, Alabama

Parcel Id. Nos. 13-7-35-4-001-008.000, 13-7-35-4-991-001.000, 13-7-35-4-991-002.000

Date of Sale: December 23, 2022

The tax assessor's market value of the Premises is \$679,120.00.

[signature and notary acknowledgement follows]

IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 28th day of December, 2022.

GRANTOR:

SWS-TX REALTY, INC.

By: *Kiri Karin Morgan*
Name: Kiri Karin Morgan
Title: Director

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kiri Karin Morgan, whose name as Director of SWS-TX REALTY, INC., a Texas corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 27th day of December, 2022.

Deborah Rowe Peoples
Notary Public

AFFIX SEAL

My commission expires: July 30, 2025 My Commission Expires:



Exhibit A

[Description of Premises]

PARCEL I:

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

ALSO DESCRIBED AS FOLLOWS:

A portion of a parcel of land situated in the Southeast 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.

PARCEL II:

Lot No. 1, in Block 3, and the S 1/2 of Lot No. 2, in Block 3, according to Nickerson & Scott Survey of part of the E 1/2 of the SE 1/4 of Section 35 and a part of NW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, in Shelby County, Alabama.

ALSO, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 117, Page 249, in the Probate Records of Shelby County, Alabama, that abuts Lot 1, in Block 3 and the S 1/2 of Lot No. 2, in Block 3 of said Nickerson & Scott Survey.

4863-9262-0607.1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk 4
Shelby County, AL
01/03/2023 11:04:54 AM
\$710.50 PAYGE
20230103000001230

Allen S. Boyd