



20101217000424430 1/5 \$182.00  
Shelby Cnty Judge of Probate, AL  
12/17/2010 11:57:54 AM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Seven hundred sixty seven thousand seven hundred forty five and no/100 Dollars (\$767,745.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **LUCILLE S. FARRIS; MARY F. ROENSCH; JANET F. STANDRIDGE and JOANNE F. ENCK (fka JOANNE S. FARRIS)** in their capacity as TRUSTEES of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) (GRANTORS) do grant, bargain, sell and convey unto **SHELBY MEDICAL OFFICE DEVELOPMENT, LLC** an Alabama Limited Liability Company, (GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

***THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT 'A' ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES. TOGETHER WITH THE SIMULTANEOUS TRANSFER AND ASSIGNMENT OF ALL LEASES AND THE RIGHT TO COLLECT RENTS UNDER SAME.***

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 1, 2011 AND THEREAFTER.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN DEED BOOK 57, PAGE 379; DEED BOOK 48, PAGE 617; DEED BOOK 60, PAGE 66; and DEED BOOK 60, PAGE 337.

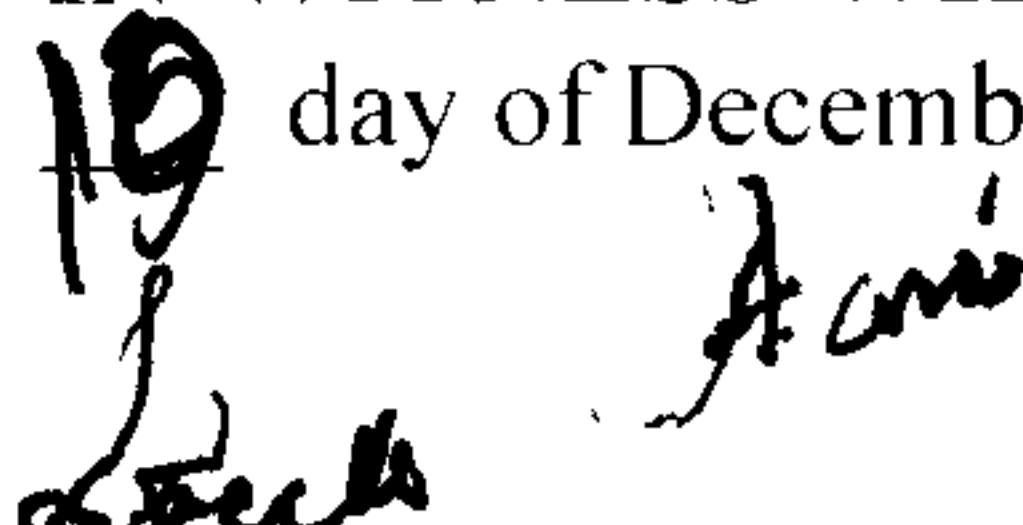

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTORS.

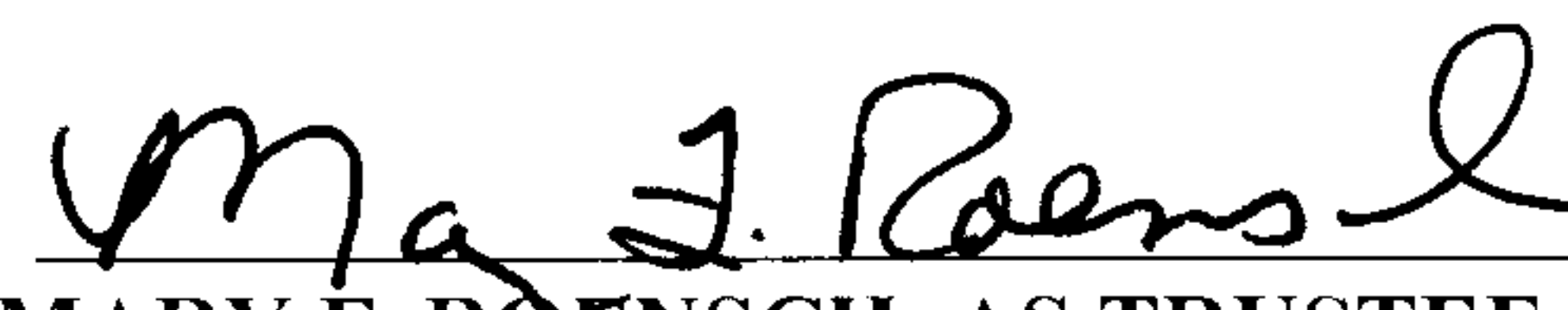

MATTERS THAT WOULD BE REVEALED BY AN ACCURATE INSPECTION AND CURRENT SURVEY.

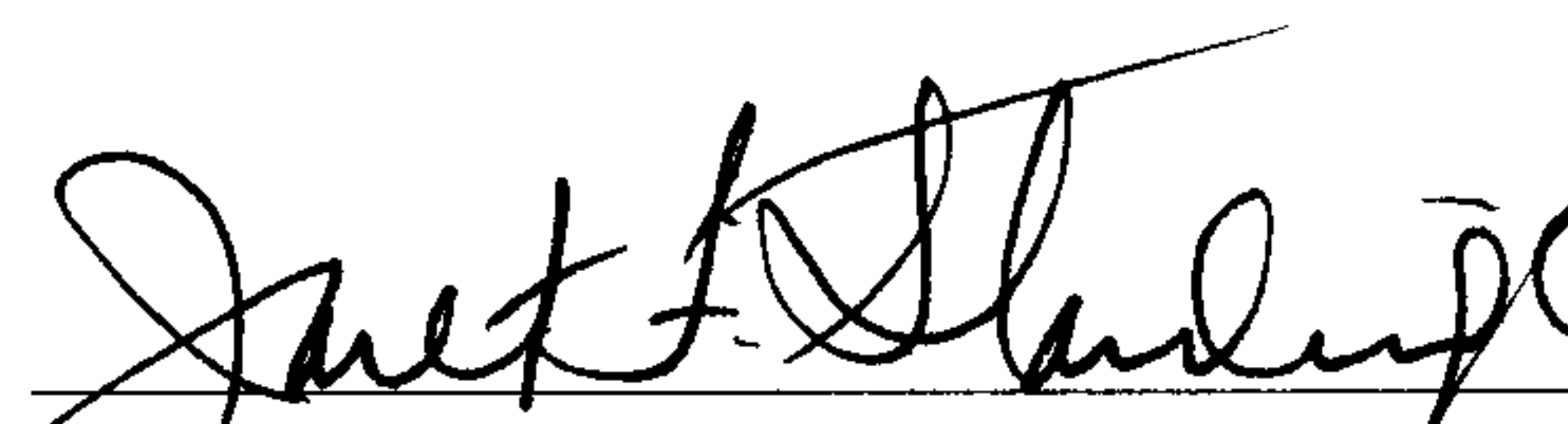

\$614,197.00 OF THE CONSIDERATION WAS PAID THRU A MORTGAGE LOAN GIVEN TO SECURE A VENDOR'S LIEN.

**TO HAVE AND TO HOLD** unto the said GRANTEE, its successors and assigns forever.

**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the 19 day of December, 2010.


X    
LUCILLE S. FARRIS, AS TRUSTEE  
OF MARITAL SHARE #1 OF TRUST A  
UNDER THE LAST WILL AND  
TESTAMENT OF W. M. FARRIS,  
DECEASED (SHELBY COUNTY  
PROBATE CASE #36-196)

   
MARY F. ROENSCH, AS TRUSTEE  
OF MARITAL SHARE #1 OF TRUST A  
UNDER THE LAST WILL AND  
TESTAMENT OF W. M. FARRIS,  
DECEASED (SHELBY COUNTY  
PROBATE CASE #36-196)

   
JANET F. STANDRIDGE, AS TRUSTEE  
OF MARITAL SHARE #1 OF TRUST A  
UNDER THE LAST WILL AND  
TESTAMENT OF W. M. FARRIS,

Shelby County, AL 12/17/2010  
State of Alabama  
Deed Tax: \$154.00

**DECEASED (SHELBY COUNTY  
PROBATE CASE #36-196)**

  
20101217000424430 2/5 \$182.00  
Shelby Cnty Judge of Probate, AL  
12/17/2010 11:57:54 AM FILED/CERT

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that LUCILLE S. FARRIS whose name as TRUSTEE of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 13 day of December, 2010.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/14

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that MARY F. ROENSCH whose name as TRUSTEE of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 13 day of December, 2010.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/14

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that JANET F. STANDRIDGE whose name as TRUSTEE of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 14 day of December, 2010.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/14



STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that LUCILLE S. FARRIS whose name as TRUSTEE of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this \_\_ day of December, 2010.

\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/14

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

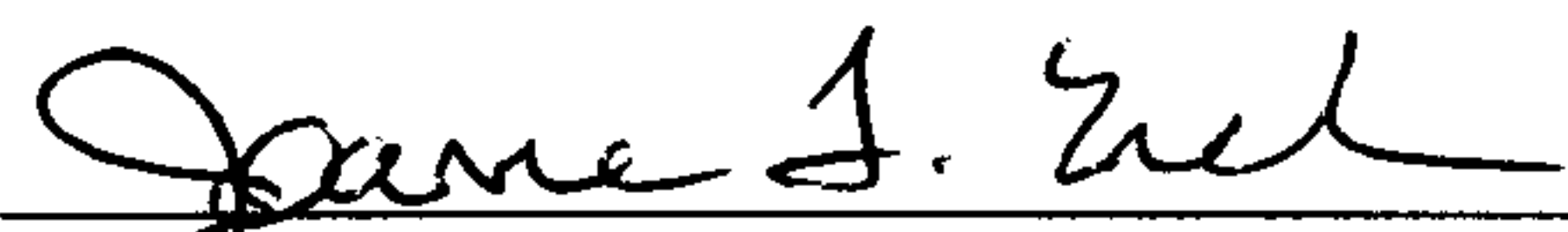
I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that MARY F. ROENSCH whose name as TRUSTEE of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this \_\_ day of December, 2010.


\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/14

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that JANET F. STANDRIDGE whose name as TRUSTEE of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this \_\_ day of December, 2010.

\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/14

 SEAL  
JOANNE F. ENCK, AS TRUSTEE  
OF MARITAL SHARE #1 OF TRUST A

  
20101217000424430 3/5 \$182.00  
Shelby Cnty Judge of Probate, AL  
12/17/2010 11:57:54 AM FILED/CERT

**UNDER THE LAST WILL AND  
TESTAMENT OF W. M. FARRIS,  
DECEASED (SHELBY COUNTY  
PROBATE CASE #36-196)**


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Shelby Cnty Judge of Probate, AL  
12/17/2010 11:57:54 AM FILED/CERT

STATE OF GEORGIA  
COUNTY OF DeKalb )

I, THE UNDERSIGNED, a Notary Public, in and for said County in said State, hereby certify that JOANNE F. ENCK whose name as TRUSTEE of MARITAL SHARE #1 of TRUST A UNDER THE LAST WILL AND TESTAMENT OF W. M. FARRIS, DECEASED (SHELBY COUNTY PROBATE CASE #36-196) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 10 day of December, 2010.

**MUST AFFIX SEAL**

Zana W. Burmaster  
Notary Public  
NAME Zana W. Burmaster  
Commission Expires August 8, 2014



THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR., P.C.  
2100 SOUTHBRIDGE PKWY, #338  
BIRMINGHAM, ALABAMA 35209  
205-879-3400

SEND TAX NOTICE TO:  
SHELBY MEDICAL OFFICE  
DEVELOPMENT, LLC  
1010 1<sup>st</sup> STREET NORTH Suite 200  
alabaster, al 35007



# **STEWART TITLE GUARANTY COMPANY**

## **COMMITMENT**

### **SCHEDULE C LEGAL DESCRIPTION**



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Issuing Office File No.: T-83749

Begin at the Southwest Corner of Lot 25, Block 2 of Nickerson-Scott of Alabaster as recorded in Map Book 3, Page 47 in the Probate Office of Shelby County, Alabama and run thence in an Easterly direction along the South line of said Lot 25 a distance of 420 feet; thence in a Northerly direction and parallel with the West line of said Lot 25 a distance of 26 feet; thence in a Westerly direction and parallel with the South line of said Lot 25 a distance of 174 feet; thence in a Northerly direction and parallel with the Westerly line of Lot 25 a distance of 74 feet; thence in a Westerly direction and parallel with the South line of Lot 25, 246 feet, to the Westerly line of said Lot 25; thence in a Southerly direction along the Westerly line of said Lot 25, a distance of 100 feet to the point of beginning.

#### **AND:**

Begin at the Southeast Corner of Lot 25, Block 2, according to the Nickerson-Scott Survey, being a subdivision of a part of East Half of Southeast Quarter of Section 35 and part of the Northwest Quarter of Southwest Quarter of Section 36, in Township 20, Range 3 West, which map is recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 47; from said beginning point run in a Westerly direction along the South line of Lot 25, 420 feet to the Southwest corner of said Lot 25; thence in a Southerly direction along the West line of Lots 24, 23, and 22, 150 feet to the Northwest corner of Lot 21 in said Block 2; thence run in an Easterly direction and parallel with the South line of said Lot 25, a distance of 300 feet; thence in a Southerly direction and parallel with the East line of said Lot 21, a distance of 50 feet; thence run in an Easterly direction and parallel with the South line of Lot 25 to the East line of said Section 35; thence along same North to a point which would be intersected by an extension of the South line of said Lot 25, if extended; thence in a Westerly direction along said extension to the Southeast corner of said Lot 25 to the point of beginning.

There is EXCEPTED herefrom the right of way for U.S. Highway 31.

All being situated in Shelby County, Alabama.