


STATE OF ALABAMA)
SHELBY COUNTY)

Prepared by: Greg Mixon
Richardson Clement, PC
260 Cahaba Park Circle, Suite 125
Birmingham, AL 35242

Send tax notices to:
Dental Arts Partners, LLC
120 18th Street South, Suite 101
Birmingham, Alabama 35233
Attn: Mr. Andrew Patterson

STATUTORY WARRANTY DEED


20120126000030440 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/26/2012 11:43:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred Thirty Thousand and No/100 Dollars (\$530,000.00) and other good and valuable consideration in hand paid to the undersigned **ALABASTER DENTAL ASSOCIATES**, an Alabama general partnership (the "Grantor"), by **DENTAL ARTS PARTNERS, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Taxes for the year 2012 and subsequent years.
2. Mining and mineral rights not owned by the Grantor.
3. Rights of tenants under unrecorded leases.
4. Zoning classification of B-3 (Community Business District).

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

The Grantor hereby covenants and agrees with the Grantee, and its successors and assigns, that the Grantor, and its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

All of the Purchase Price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of January 25, 2012.

GRANTOR:

ALABASTER DENTAL ASSOCIATES,
an Alabama general partnership

By: 

Name: RICHARD D. GLASGOW

Its: Authorized Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard D. Glasgow, whose name as Authorized Partner of Alabaster Dental Associates, an Alabama general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this 25th day of January, 2012.

Serena P. Wesley
Notary Public

AFFIX SEAL

My commission expires: 9-23-12



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EXHIBIT A

(Legal Description)

Lot Numbers 24 and 25, and the North $\frac{1}{2}$ of Lot 26, in Block 3, according to Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, less and except the West 50 feet of Lots 24, 25, and 26, said real estate being more particularly described as follows: Begin at the Northeast corner of Lot 24, said corner being the intersection of the Southerly line of 7th Avenue and the Westerly line of 2nd Street; from said corner run thence Southerly along the Westerly right of way line of 2nd Street, 168.89 feet; thence an angle to the right of 90 degrees 00 minutes and run Westerly 185.20 feet along the Southerly line of the North $\frac{1}{2}$ of said Lot 26; thence an angle to the right of 89 degrees 00 minutes and run Northerly 149.28 feet to the Southerly right of way of 7th Avenue; thence an angle to the right of 85 degrees 02 minutes and run Easterly along said right of way 188.83 feet to the point of beginning.

Street Address: 122 7th Avenue NE, Alabaster, Alabama 35007



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