

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Burton Properties & Investments, LLC
1000 Providence Park, Suite 150
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred eighty thousand and 00/100 (\$280,000.00) Dollars (of which amount \$240,265.45 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, 1701 Providence Park Suite 200 LLC, an Alabama limited liability company (herein referred to as grantors) do grant, bargain, sell and convey unto Burton Properties & Investments, LLC, an Alabama limited liability company (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Unit 200 and Unit 250, Building 1701, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument # 20040802000426220; and amended in Instrument # 20050113000020340; and By-Laws thereto as recorded in Instrument # 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 Map and Survey of Providence Park, Phase II, a Condominium, as recorded in Map Book 34, Page 75, in said Probate Office; being situated in Shelby County, Alabama.

Source of title: Statutory Warranty Deed recorded in Instrument # 20050418000181870

Shelby County, AL 10/04/2012
State of Alabama
Deed Tax: \$40.00

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this September 28, 2012.

WITNESS:

_____(SEAL)

Edward L. Robinson, Jr. (SEAL)
Edward L. Robinson, Jr., Personal Representative of The Estate of Edward L. Robinson, who is the deceased Sole Member of 1701 Providence Park Suite 200 LLC

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward L. Robinson, Jr., Personal Representative of The Estate of Edward L. Robinson, who is the deceased Sole Member of 1701 Providence Park Suite 200 LLC, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company.

Given under my hand and official seal on September 28, 2012.

My commission expires: 3/20/16

Alan Crocker Keith
NOTARY PUBLIC
ALAN CROCKER KEITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

This document must be filed in accordance with Code of Alabama, 1975, Section 40-22-1

Grantor's name: 1701 Providence Park Suite 200
LLC

Mailing address:
1701 Providence Park, Bham, AL 35242

Grantee's name: Burton Properties &
Investments, LLC

Mailing address: 1000 Providence Park, Ste 150
Bham, AL 35242

Property address:
1701 Providence Park, Suite 200
Bham, AL 35242

Date of Sale: Sept. 28, 2012

Total Purchase Price \$280,000.00

or

Actual value \$

or


Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of sale
☒ Sales contract
☐ Closing statement

☐ Appraisal

☐ Other


20121004000381710 2/2 \$55.00
Shelby Cnty Judge of Probate, AL
10/04/2012 04:09:00 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).

I attest, to the best of my knowledge and belief, that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: Sept. 28, 2012

Print name: Alan Keith

☒ Unattested
(Verified by)

Sign: 
(Closing agent)