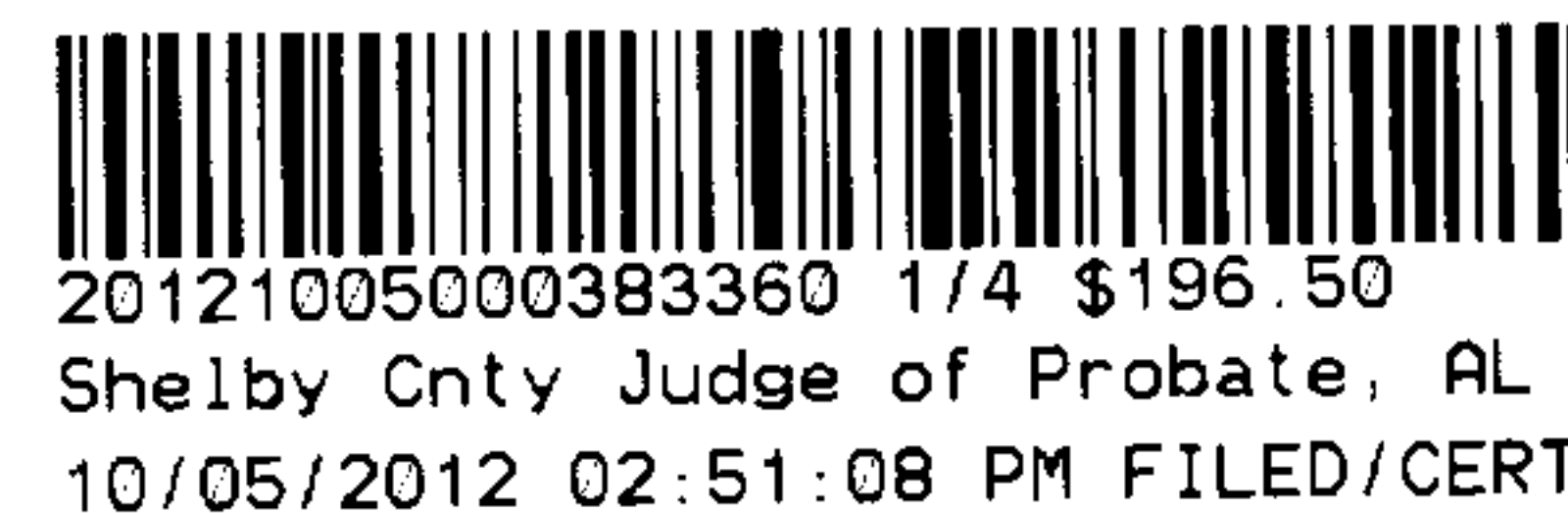


SEND TAX NOTICES TO:

G&M, LLC
7450 Cahaba Valley Road
Birmingham, AL 35242

STATUTORY WARRANTY DEED



STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million Six Hundred Fifty Thousand Dollars (\$1,650,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **119 OFFICE CONDO, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **G&M, LLC**, an Alabama limited liability company (herein referred to as "Grantees") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.


[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 28 day of September, 2012.

119 OFFICE CONDO, LLC, an Alabama limited liability company

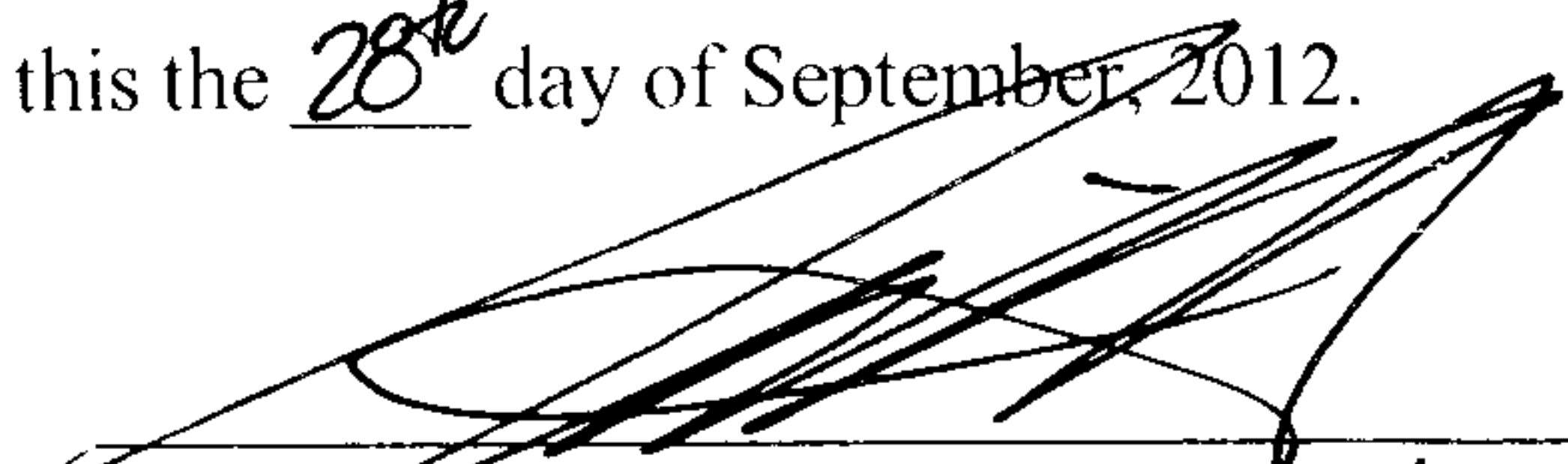
By: 
Print Name: Issac David
Title: Manager

Shelby County, AL 10/05/2012
State of Alabama
Deed Tax: \$175.50

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Issac David, whose name as Manager of 119 OFFICE CONDO, 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 manager, and with full authority, executed the same voluntarily, as an act of said company, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 28th day of September, 2012.



NOTARY PUBLIC
My Commission Expires: 1/18/15

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Colin House
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600




20121005000383360 2/4 \$196.50
Shelby Cnty Judge of Probate, AL
10/05/2012 02:51:08 PM FILED/CERT

EXHIBIT "A"

Parcel 2A of that certain map entitled 1st revision of the amended map of Lee Branch Corporate Center, as said map appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 26, Page 33, as revised in Map Book 26, Page 109, as further revised in Map Book 28, Page 58.

SUBJECT TO:

- i) taxes and assessments for the year 20123, a lien but not yet payable;
- ii) Declaration of Protective Covenants as recorded in Instrument # 2000-05486; Amendment No. 1 recorded in Instrument #20060705000319340; Amendment No. 2 recorded in Instrument #20111222000388600 and Amendment No. 3 recorded in Instrument #20120104000004340; together with Assignment of Development Rights recorded in Instrument #20111222000388590;
- iii) Restrictions, limitations and conditions as shown on recorded map(s);
- iv) Easements and building line as shown on recorded map(s);
- v) Right of Way to Shelby County as recorded in Volume 135, Page 126;
- vi) Right of way to Alabama Power Company as set out in instrument(s) recorded in Volume 109, Page 502;
- vii) Covenants regarding sewage system recorded in Instrument # 1998-16516;
- viii) Article of Incorporation of Lee Branch Corporate Center Property Owner's Association recorded in Instrument #2000-5484;
- ix) Easement recorded in Declaration of vacation recorded in Instrument # 2001-19333 and Instrument #2001-23670;
- x) Article of Incorporation of Lee Branch Corporate Center Property Owner's Association recorded in Instrument #2000-5484;
- xi) Easement recorded in Declaration of vacation recorded in Instrument #2001-19333 and Instrument # 2001-23670;
- xii) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument #20071030000500620; and
- xiii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.


20121005000383360 3/4 \$196.50
Shelby Cnty Judge of Probate, AL
10/05/2012 02:51:08 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name 119 Office Condo, LLC
Mailing Address 2316-B First Avenue S
Birmingham, AL 35233

Grantee's Name G&M, LLC
Mailing Address 7450 Cahaba Valley Rd
Birmingham, AL 35242

Property Address 1100 Lee Branch Lane
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$1,650,000.00

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

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 estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 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 § 40-22-1 (h).

Date 28

Print ISSAC DAVIS

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20121005000383360 4/4 \$196.50
Shelby Cnty Judge of Probate, AL
10/05/2012 02:51:08 PM FILED/CERT