

THIS INSTRUMENT PREPARED BY:


Send Tax Notice To:

R. Stephen Griffis
R. Stephen Griffis, P.C.
2100 Riverhaven Drive
Suite 1
Hoover, AL 35244-2532

Express Real Estate, LLC
1880 Southpark Drive
Hoover, AL 35244
Attn: Richard A. Brooks

STATE OF ALABAMA)

SHELBY COUNTY)


20121219000485800 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/19/2012 03:00:55 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of \$750,000.00 and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged BIRMINGHAM BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, DOING BUSINESS IN ALABAMA AS BIRMINGHAM BAY, L.P. (herein referred to as **Grantor**), does grant, bargain, sell and convey unto EXPRESS REAL ESTATE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, (herein referred to as **Grantee**), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 6-B, of Southpark Resurvey of Lots 6A & 7A, as recorded in Map Book 30, Page 141, in Shelby County, City of Hoover, Alabama.

A mortgage is being filed simultaneously herewith.

TOGETHER WITH all hereditaments, easements, rights-of-way and appurtenances thereunto belonging or in any way appertaining to the Property.

SUBJECT TO the matters set forth on Exhibit A attached hereto and incorporated herein by reference as well as to all as valorem taxes for the year 2013 and subsequent years not yet due and payable,

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

Subject to the matters set forth on Exhibit A, Grantor covenants and agrees with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor and its successors and assigns will warrant and defend the same to the said Grantee, against all persons claiming by, through or under the Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor, through its Managing Member who is duly authorized to execute this conveyance, hereto sets its signature and seal on this the 19 day of December, 2012.

**BIRMINGHAM BAY LIMITED
PARTNERSHIP, a Florida limited
partnership, doing business in Alabama
as BIRMINGHAM BAY, L.P.**

By: Birmingham Bay, Inc.,
a Florida corporation

Its: General Partner

By: [Signature]
David R. Doeblner

Its: President

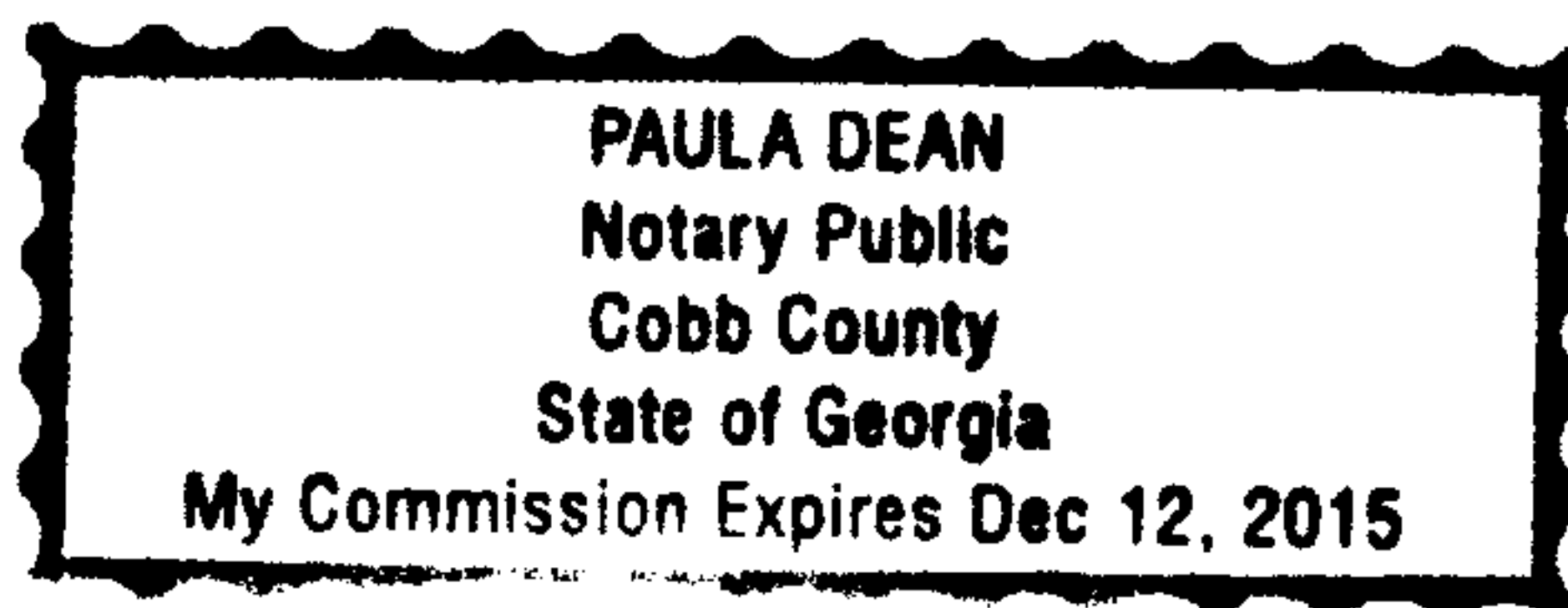
[Corp Seal]

STATE OF GA)
Cobb COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that David R. Doeblner, as President of Birmingham Bay, Inc., a Florida corporation, the General Partner of **BIRMINGHAM BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, DOING BUSINESS IN ALABAMA AS BIRMINGHAM BAY, L.P.**, whose name is signed to the foregoing conveyance as President of the General Partner of Grantor, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority executed the same voluntarily as aforesaid on the day the same bears date.

Given under my hand and official seal this the 18 day of December, 2012.

(Seal)



[Signature]
Notary Public
My Commission Expires _____

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Real Estate Sales Validation Form

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

Grantor's Name Birmingham Bay, LP
Mailing Address 2452 Lake Emma Rd.
Lake Mary, FL 32746

Grantee's Name Express Real Estate, LLC
Mailing Address 1880 Southpark Dr.
Hoover, AL 35244

Property Address 1870 Southpark Dr.
Hoover, AL 35244

Date of Sale December 18, 2012
Total Purchase Price \$ 750,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 12/18/12

Print Richard A. Brooks

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1