

20130104000006750 1/5 \$49.00
Shelby Cnty Judge of Probate, AL
01/04/2013 01:58:52 PM FILED/CERT

THIS INSTRUMENT PREPARED
BY AND UPON RECORDING
SHOULD BE RETURNED TO:

SEND TAX NOTICE TO:

William C. Byrd, II
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

Atkins Family, LLC
P.O. Box 100609
501 28th Street South
Irondale, Alabama 35210

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 13th day of December, 2012, by **DAVID G. GRABHORN**, a married resident of the State of Alabama ("Grantor"), in favor of **ATKINS FAMILY, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

The Property does not constitute the homestead of the Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

David G. Grabhorn
4924 Altamont Road South
Birmingham, Alabama 35222

Grantee's Name and Mailing Address:

Atkins Family, LLC
P.O. Box 100609
501 28th Street South
Irondale, Alabama 35210

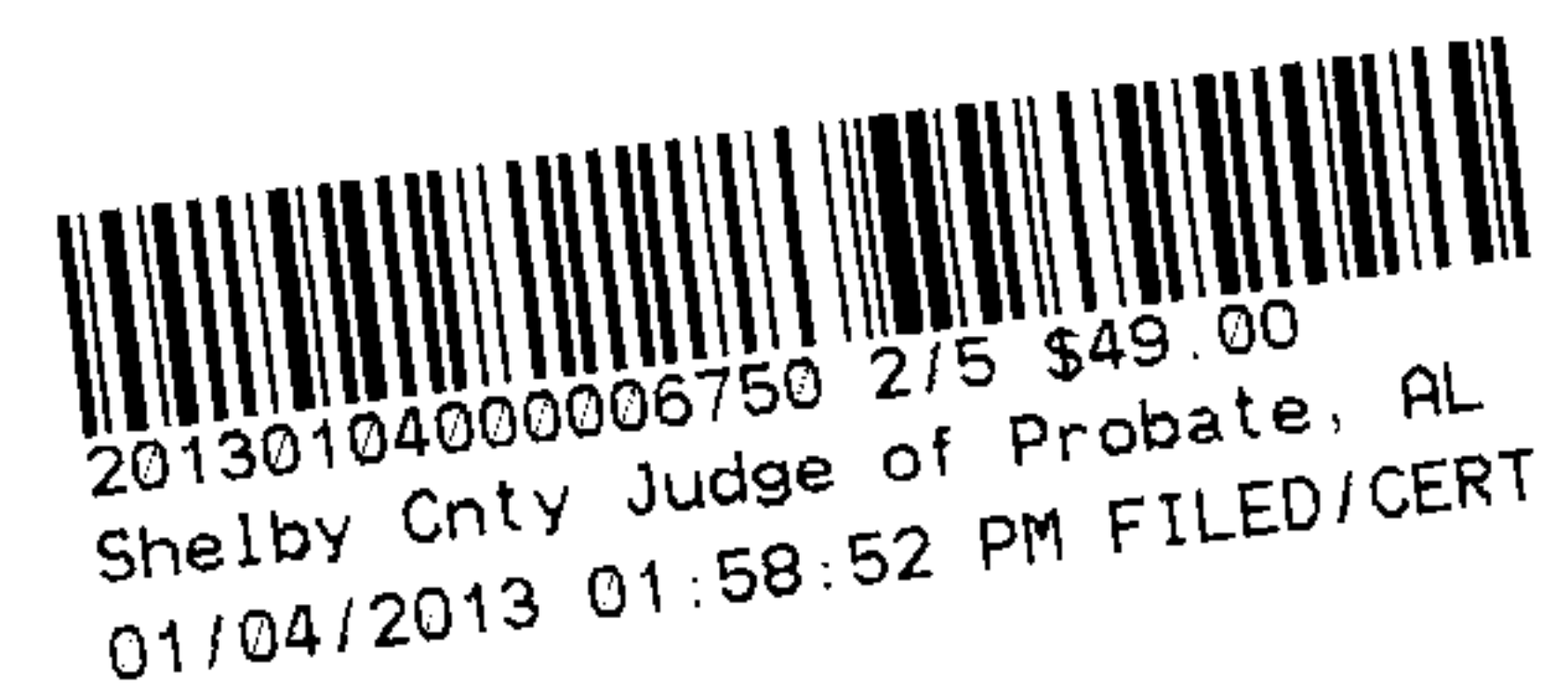
Property Address: 100 Commerce Court, Pelham, Alabama 35124

Date of Sale: December 17, 2012

Total Purchase Price \$675,000

The Purchase Price can be verified in the Closing Statement.

\$650,000.00 of the Purchase Price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.



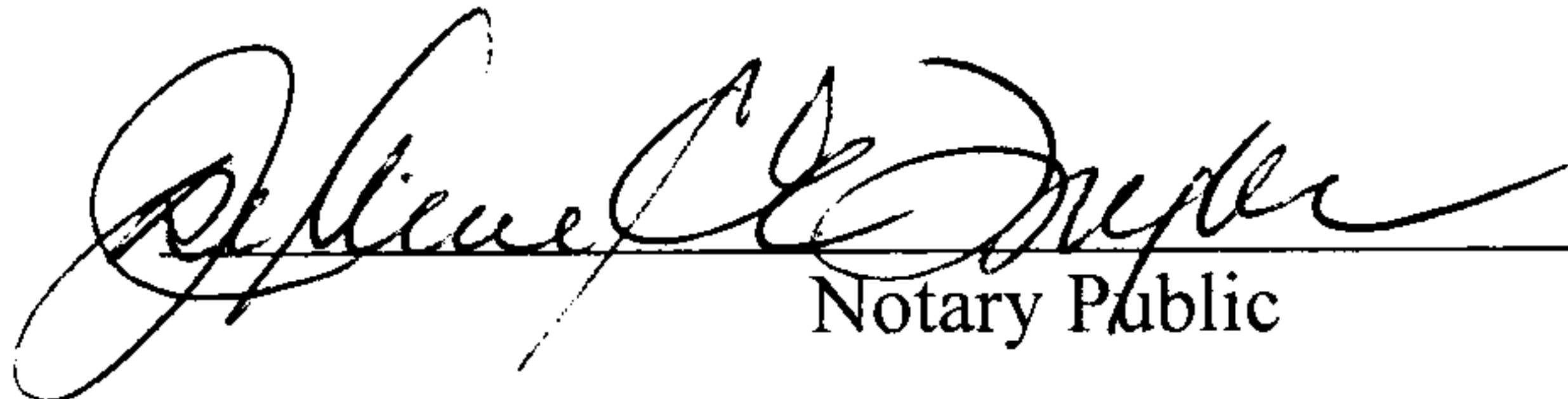
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by its duly authorized officer as of the day and year first above written.


David G. Grabhorn

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that David G. Grabhorn, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of December, 2012.


Notary Public

[NOTARIAL SEAL]

My commission expires: Commission Expires
Nov 30, 2016

Exhibit A


Legal Description

A part of Lot 7, Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate in Shelby County, Alabama. Being located in the Northwest $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Section 1, Township 19 South, Range 3 West said point also being the Northwest corner of Section 6, Township 20 South, Range 2 West and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 20.15 feet to the point of beginning; thence continue along last described course a distance of 298.00 feet; thence 90 degrees, left in an Easterly direction a distance of 171.64 feet to the Westerly right-of-way line of Commerce Court; thence 90 degrees left in a Northerly direction, along said right-of-way line a distance of 85.00 feet; to the beginning of a curve to the right having a radius of 414.93 feet and a central angle of 8 degrees 12 minutes 52 seconds; thence in a Northeasterly direction along the arc of said curve and right-of-way line a distance of 59.59 feet to the end of said curve; thence in a Northeasterly direction along a line tangent to said curve and along said right-of-way line a distance of 133.00 feet; thence 91 degrees 45 minutes 07 seconds left in a Westerly direction 196.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Exhibit B

Permitted Exceptions

1. Taxes or assessments for 2013 and subsequent years and not yet due and payable.
2. Public easements as shown by recorded plat, including 75 foot Alabama Power Company easement through northerly portion of lot.
3. Restrictions, covenants, and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in Probate Office of Shelby County, Alabama.
4. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded as Instrument #1994-3243, in said Probate Office.


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