

Prepared by and Return to:
SBA Network Services, Inc.
Attn: Donna Beirnes
5900 Broken Sound Parkway, NW
Boca Raton, FL 33487
561.226-9468


20130226000081730 1/6 \$164.50
Shelby Cnty Judge of Probate, AL
02/26/2013 01:40:47 PM FILED/CERT

[Recorder's Use Above This Line]

STATE OF ALABAMA)

COUNTY OF SHELBY)

Shelby County, AL 02/26/2013
State of Alabama
Deed Tax: \$137.50

Property Tax Folio #: 11-7-36-2-001.028.000

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this 11 day of January, 2013, by Delia G. Cobb, an unmarried widow, as to her life estate, and Patricia Cobb Yessick, a married woman and joined by her husband, Donald L. Yessick, with a mailing address of 1001 Briarcliff Trace, Birmingham, Alabama 35242 ("Grantor") to SBA 2012 TC Assets, LLC, a Delaware limited liability company, with a mailing address of which is 5900 Broken Sound Parkway, NW, Boca Raton, Florida 33487 ("Grantee").

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants, bargains and sells to Grantee, its heirs and assigns forever, all of that certain real property, situate in Shelby County, Alabama, as more particularly described on the attached Exhibit "A" (the "Property").

TOGETHER WITH all hereditaments, appurtenances and improvements on the real property, and all right, title and interest of Grantor, if any, in and to any and all streets, roads, highways, easements, accesses and right-of-way appurtenant thereto, and all right, title and interest of Grantor in and to any and all covenants, restrictions and agreements benefiting the real property (collectively, "Property").

TOGETHER WITH an assignment of that certain Communications Site Lease Agreement dated November 15, 2000, evidenced by Memorandum of Agreement dated November 15, 2000 and recorded on December 28, 2000 as Instrument #200-45231, Judge of Probate of Shelby County, Alabama.

Site ID: AL45014-A / Royal Oaks

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns forever.

GRANTOR does for themselves, and for their heirs, executors and administrators, covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise notes above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will, and Grantor's heirs, executors and administrators shall, warranty and defend the same to the Grantee, its successor and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and the year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Tonya Nelson
Print Name: Tonya Nelson

Delia G. Cobb
Delia G. Cobb

Brandon Singleton
Print Name: Brandon Singleton

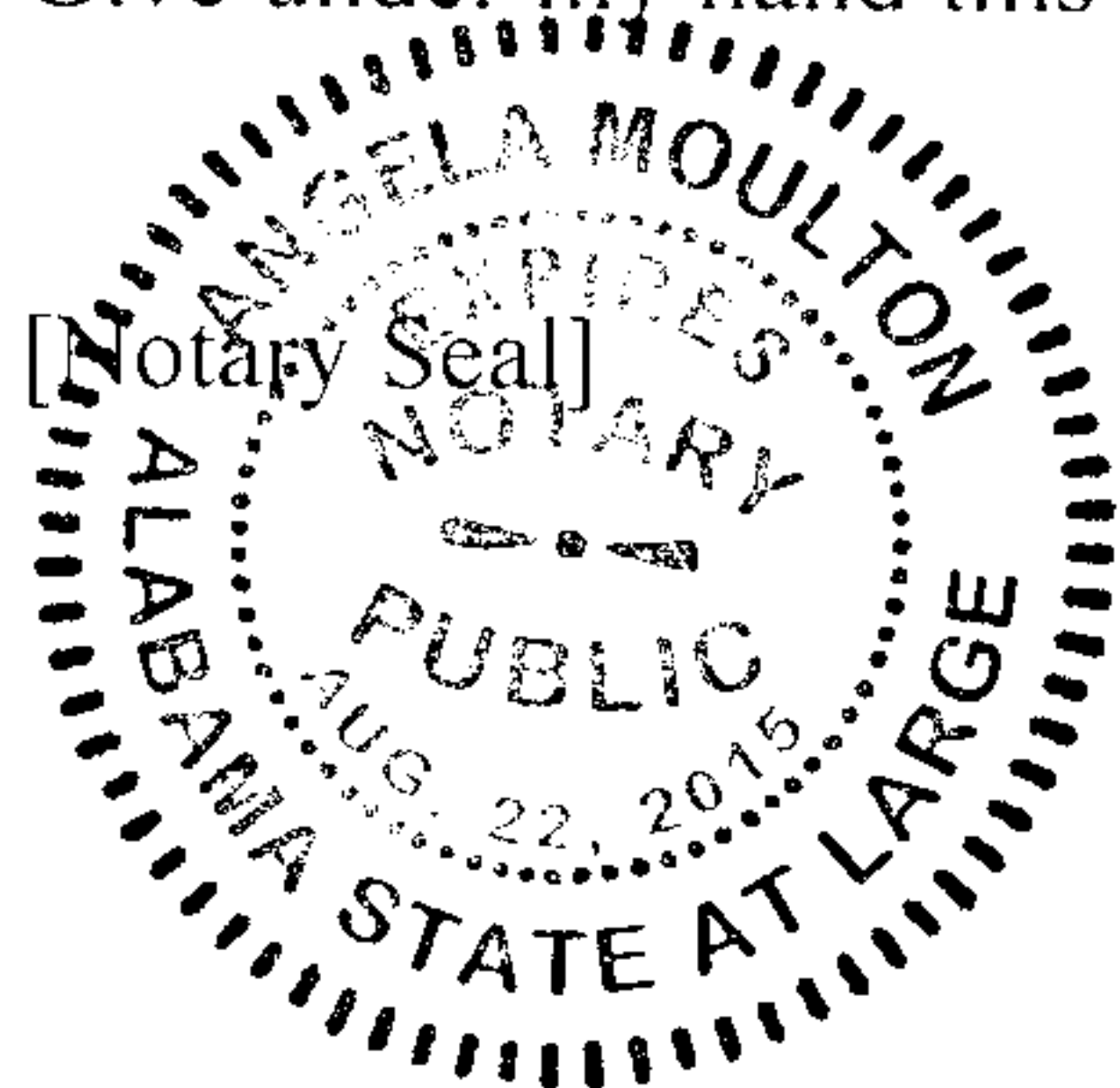
20130226000081730 2/6 \$164.50
Shelby Cnty Judge of Probate, AL
02/26/2013 01:40:47 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF Lee

I, Angela Moulton, a Notary Public in and for the said County in said State, hereby certify that Delia G. Cobb, whose name 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 executed the same voluntarily on the day the same bears date.

Give under my hand this 7 day of January A.D., 2013.



Angela Moulton
Notary Public
My Commission Expires: 8/22/15

Signed, sealed and delivered
in the presence of:

GRANTOR:

Tanya Nelson
Print Name: Tanya Nelson

Patricia Cobb Yessick
Patricia Cobb Yessick

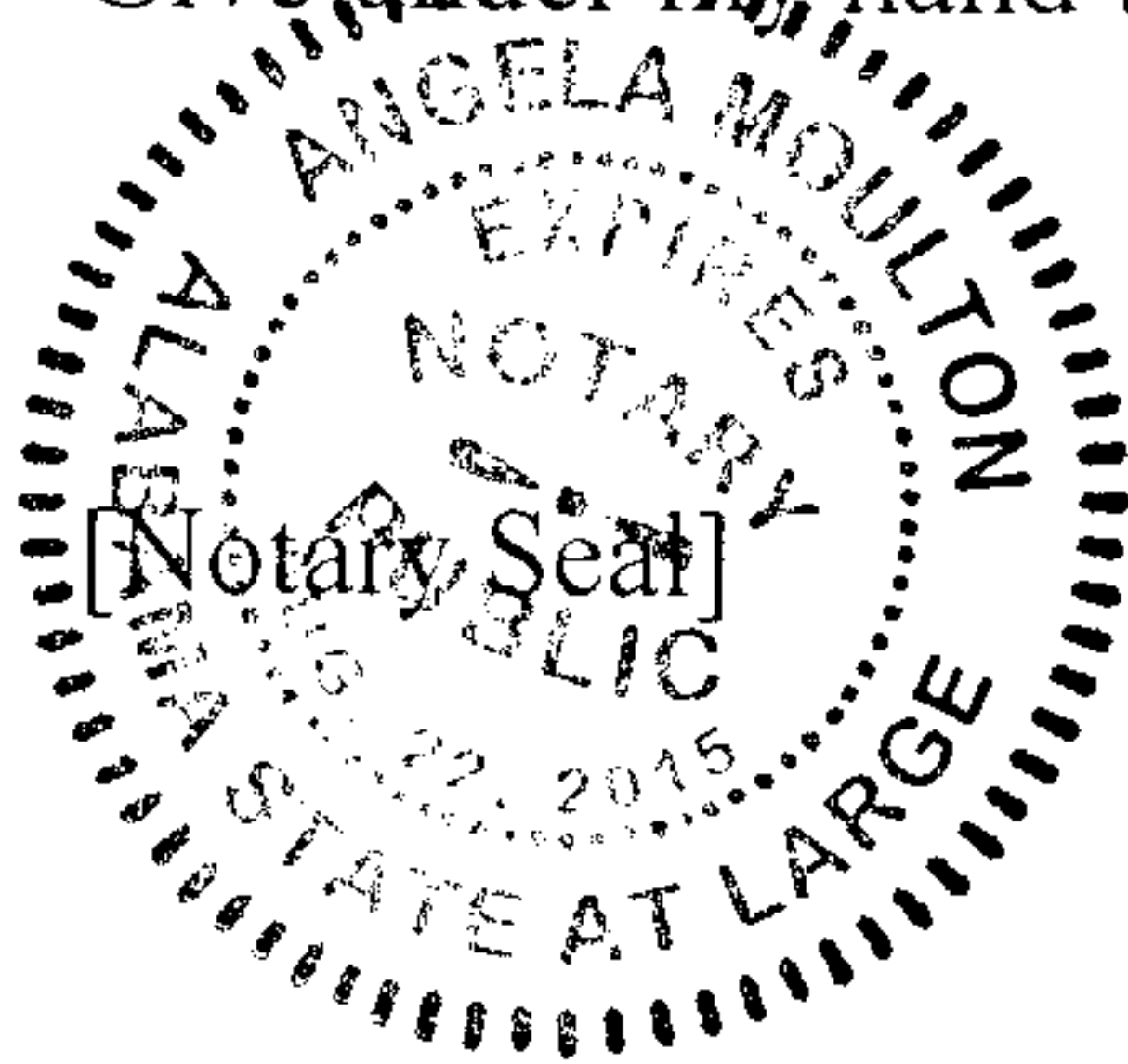
Brandon Singleton
Print Name: Brandon Singleton

STATE OF ALABAMA

COUNTY OF Lee

I, Angela Moulton, a Notary Public in and for the said County in said State, hereby certify that Patricia Cobb Yessick, whose name 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 executed the same voluntarily on the day the same bears date.

Give under my hand this 7 day of January A.D., 2013.



Angela Moulton
Notary Public
My Commission Expires: 12/22/15

20130226000081730 3/6 \$164.50
Shelby Cnty Judge of Probate, AL
02/26/2013 01:40:47 PM FILED/CERT

Signed, sealed and delivered
in the presence of:

Tonya Nelson
Print Name: Tonya Nelson

Bruder Singleton
Print Name: Bruder Singleton

GRANTOR:

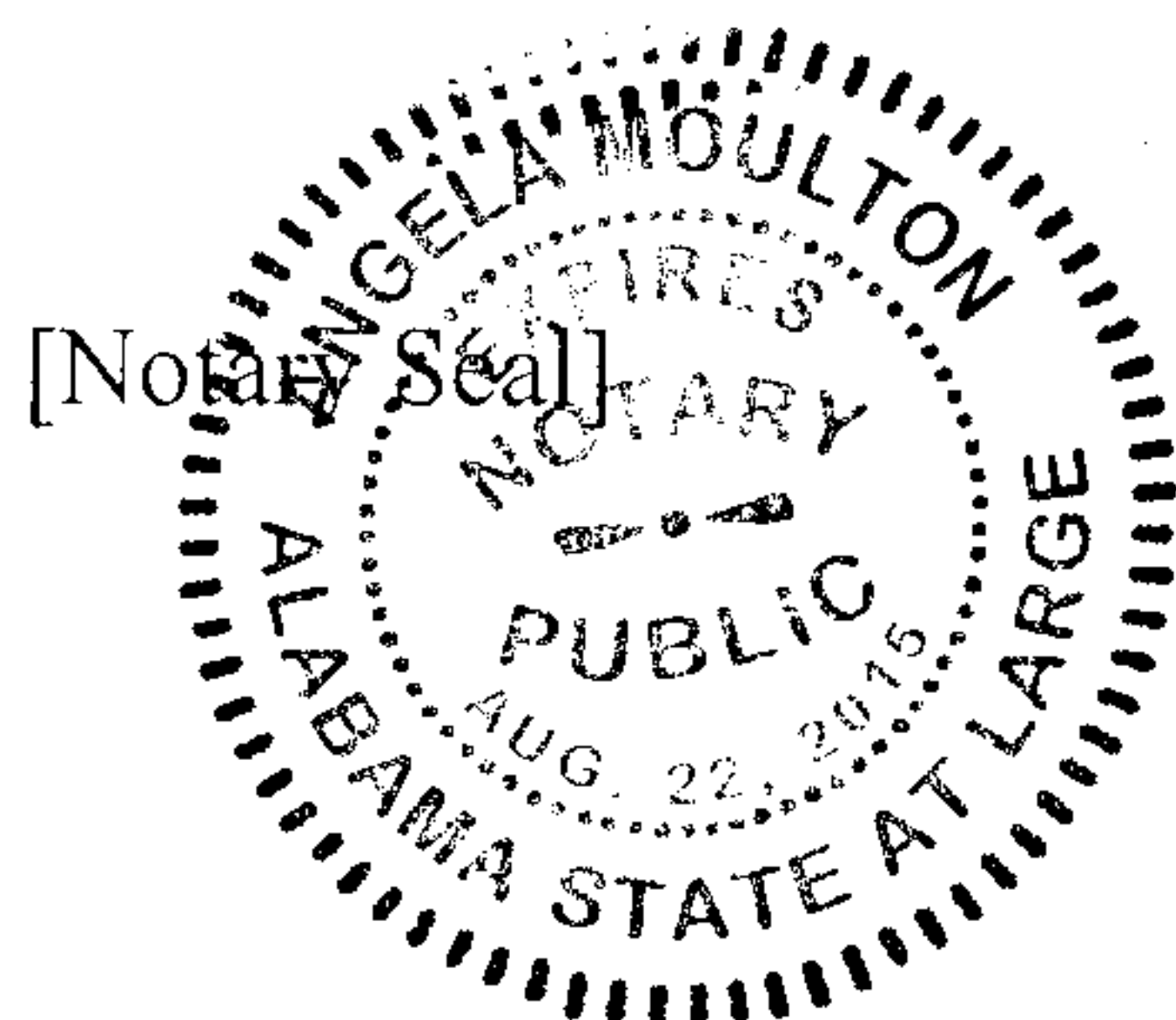
Donald L. Yessick
by Delia M. Yessick
as POA
Donald L. Yessick

STATE OF ALABAMA

COUNTY OF Lee

I, Angela Moulton, a Notary Public in and for the said County in said State, hereby certify that Donald L. Yessick, whose name 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 executed the same voluntarily on the day the same bears date.

Give under my hand this 7 day of January, A.D., 2013.



Angela Moulton
Notary Public
My Commission Expires: 8/22/15

20130226000081730 4/6 \$164.50
Shelby Cnty Judge of Probate, AL
02/26/2013 01:40:47 PM FILED/CERT

EXHIBIT "A"

PROPERTY DESCRIPTION

A part of Lot 2, according to the Plat of Valley Dale Estates Subdivision recorded in Map Book 4 at Page 90, Office of the Judge of Probate, Shelby County, Alabama and being more particularly as shown on the Survey by Millman National Land Services by John Mark Norwood, PLS # 30000-S, dated November 21, 2012 as Project No. 28177 and more particularly described as follows:

Situated in the City of Pelham, County of Shelby, State of Alabama, known as being part of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 3 West being a 4,861 square foot area over and upon a parcel of property now or formerly conveyed to Patricia Cobb Yessick as recorded in Document Number 20120203000041410 of Shelby County records and being more particularly described as follows:

COMMENCING at a 1-inch Pinch Pipe found at the Northwest Corner of the aforementioned 1/4-1/4 Section; thence with the East line of the 1/4-1/4 Section line, South 00°11'57" West, a distance of 561.87 feet to a point; thence South 89°48'03" East, a distance of 30.00 feet to the POINT OF BEGINNING at a 1-inch iron pipe found for the Northwest corner of the aforementioned Yessick Parcel:

Thence South 57°40'07" East, a distance of 82.60 feet;

Thence South 00°08'27" West, a distance of 47.10 feet;

Thence South 89°31 '08" West, a distance of 70.00 feet;

Thence North 00°11 '57" East, a distance of 91.86 feet to the Point of Beginning and containing 0.1116 acres (4,861 square feet) of land, more or less.

Tax Parcel ID: 11-7-36-2-001.028.000



20130226000081730 5/6 \$164.50
Shelby Cnty Judge of Probate, AL
02/26/2013 01:40:47 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 Delia G. Cobb, Patricia Cobb
Mailing Address Yessick, and Donald L. Yessick
1001 Briarcliff Trace
Birmingham, AL 35242

Grantee's Name SBA 2012 TC Assets, LLC
Mailing Address 5900 Broken Sound Parkway NW
Boca Raton, FL 33487

Property Address 3475 Indian Lake Way Trail
Pelham, AL 35124

Date of Sale 1/09/2013

Total Purchase Price \$ 137,500.00

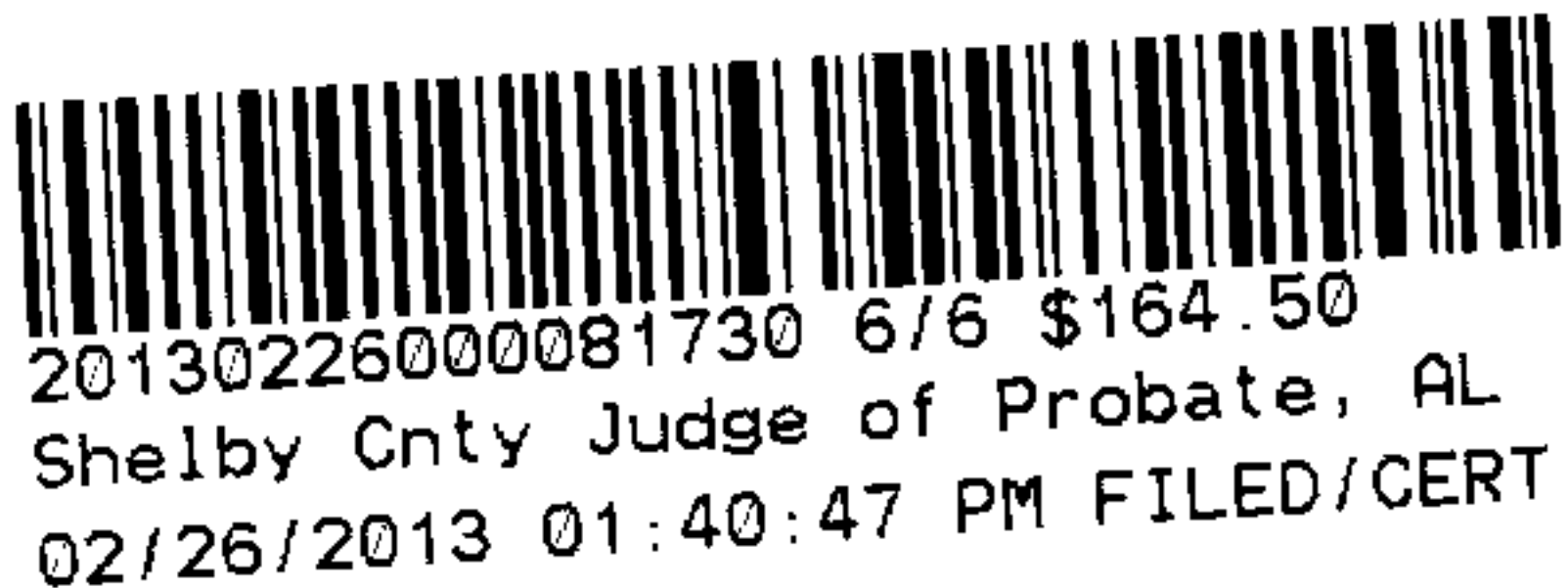
or

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 2/15/2013

Print Christina A. Graham

☒ Unattested

Sign

Christina A. Graham
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1