

**This instrument was prepared by:**

**Send Tax Notice to:**

**William E. Swatek  
230 Bearden Road  
Pelham, Alabama 35124**

**Steve Boner, SCB-2  
3541 Shandwick Place  
Birmingham, AL 35242**

**Warranty Deed**

**\*\*Title not examined\*\***

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged I or we, **Steven C. Boner** (herein referred to as grantor, whether one or more), whose address is 3541 Shandwick Place, Birmingham, Alabama, does grant, bargain, sell and convey unto, **SCB 2, an Alabama Limited Liability Company**, (herein referred to as grantee, whether one or more), whose address is 237 Cahaba Valley Parkway, Pelham, AL 35124, the following described real estate situated in SHELBY County, Alabama to wit:

Part of Block 2, Cahaba Valley Park North, as recorded in Map Book 13. page 140, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Commence at the centerline point of curvature station 39 + 23.95 of Cahaba Valley Parkway, said point being the beginning of a curve to the right, said curve having a radius of 253.71 feet and subtending a central angle of 15 degrees 21 minutes 34 seconds; thence run Northeasterly along the arc of said curve and along said centerline of Cahaba Valley Parkway for 68.01 feet to a point; thence from tangent to said curve turn an angle to the left of 90 degrees 00 minutes 00 seconds to become radial to said curve and run Northwesterly for 30.00 feet to the Westerly right-of-way line of Cahaba Valley Parkway and the Northeasterly corner of the Birmingham Valve and Fitting site, said point being the point of beginning; thence turn an angle to the right of 2 degrees 03 minutes 34 seconds and run Northwesterly along the North line of said Birmingham Valve and Fitting site for 241.19 feet to the Northwest corner of said Birmingham Valve and Fitting site, said point being on the West line of said Block 2, Cahaba Valley Park North; thence turn an angle to the right of 72 degrees 34 minutes 52 seconds and run Northerly along the West line of said Block 2 for 428.99 feet to the Northwesterly corner of said Block 2; thence turn an angle to the right of 138 degrees 21 minutes 02 seconds and run Southeasterly for 481.77 feet to a point on the Northwesterly right-of-way line of Cahaba Valley Parkway; thence turn an angle to the right of 91 degrees 20 minutes 27 seconds to become tangent to a curve to the left, said curve having a radius of 283.71 feet and subtending a central angle of 34 degrees 19 minutes 55 seconds; thence run Southwesterly along the arc of said curve and along the Northwesterly right-of-way line of said Cahaba Valley Parkway for 170.00 feet to the point of beginning and being situated in Shelby County, Alabama;

**TO HAVE AND TO HOLD** to the said grantee, their heirs and assigns forever.

Shelby County, AL 02/28/2013  
State of Alabama  
Deed Tax: \$750.00

  
20130228000084360 1/3 \$768.00  
Shelby Cnty Judge of Probate, AL  
02/28/2013 12:10:29 PM FILED/CERT

**TO HAVE AND TO HOLD** to the said grantee, their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this 10<sup>TH</sup>  
day of November, 2012

DECEMBER

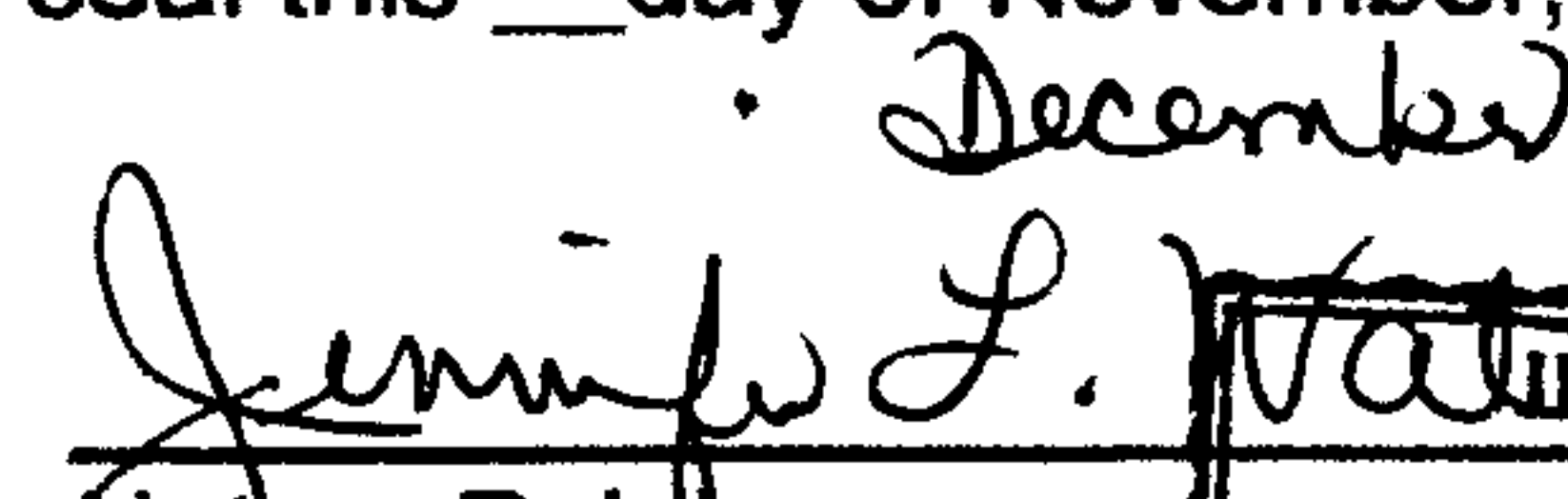
  
Steven C. Boner, Grantor

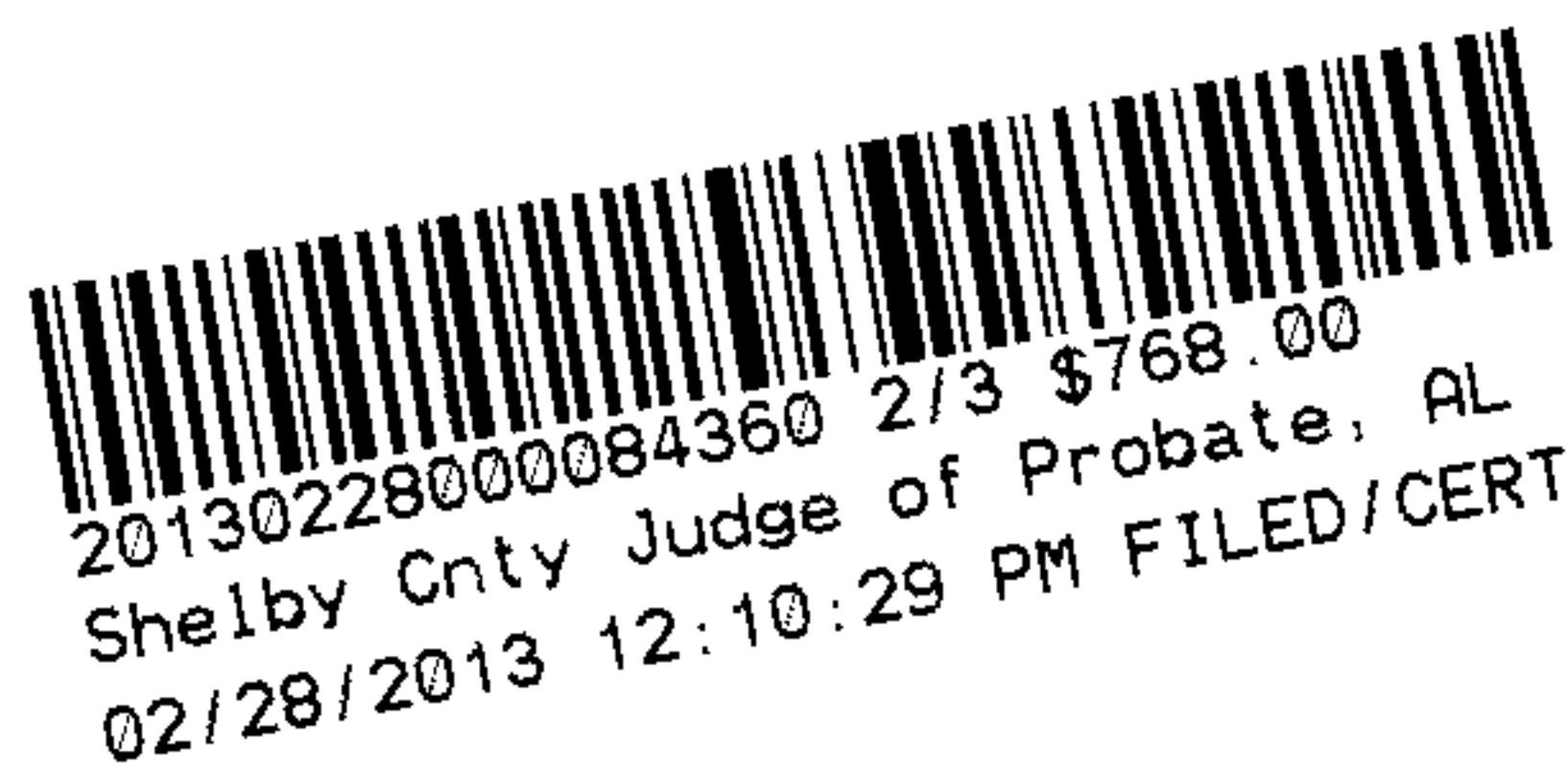
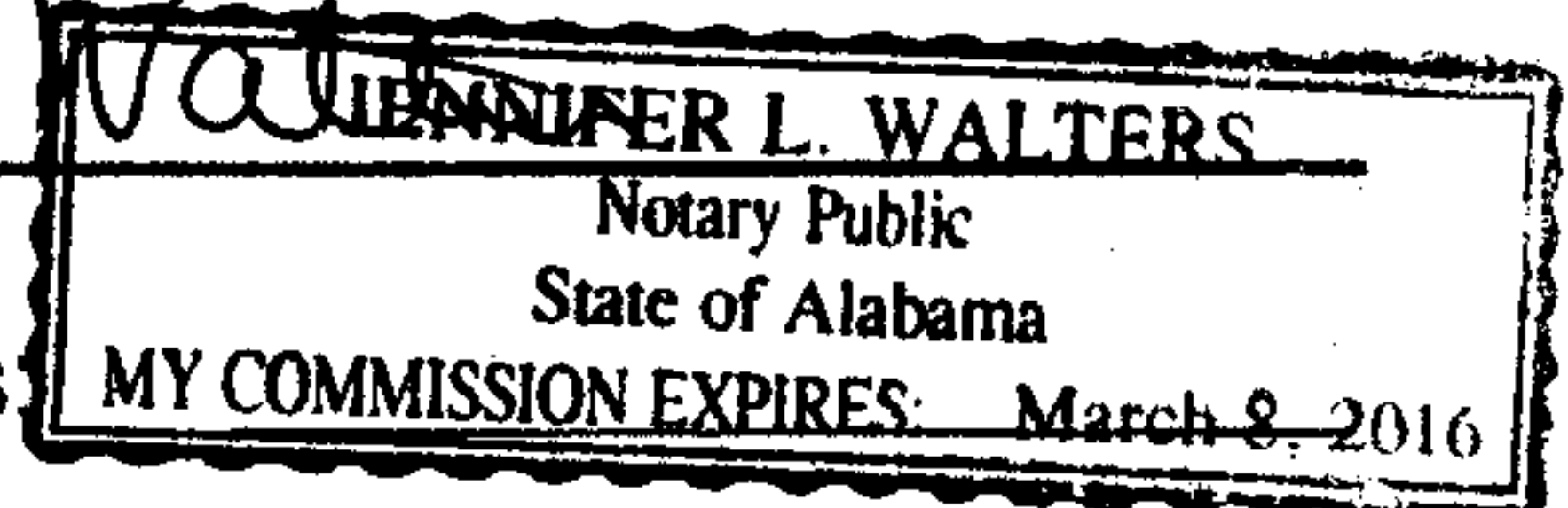
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven C. Boner 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of November, 2012.

  
Notary Public  
Commission Expires



# Real Estate Sales Validation Form

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

Grantor's Name STEVE BAKER  
Mailing Address 3541 SHANDWICK PL  
BIRMINGHAM AL 35242

Grantee's Name SCB II LLC  
Mailing Address 3541 SHANDWICK PL  
BIRMINGHAM AL 35242

Property Address 237 CANABA VALLEY PKWY  
PELHAM, AL 35124

Date of Sale 12/10/12

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 749,870



20130228000084360 3/3 \$768.00  
Shelby Cnty Judge of Probate, AL  
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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 12/10/12

Print STEVE BAKER

☐ Unattested  
(verified by)

Sign Steve Baker  
(Grantor/Grantee/Owner/Agent) circle one