

**This instrument was prepared by:**

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

**Send Tax Notice to:**

**Steve Boner, SCB-1  
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 1, An Alabama Limited Liability Company**, (herein referred to as grantee, whether one or more), whose address is 233 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 Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the center line point of curve Station 39+ 23.95; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run West for 30.00 feet to the West right of way line of Cahaba Valley Parkway to the point of beginning; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run South along said Cahaba Valley Parkway West right of way line for 83.95 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run West for 220.00 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run North for 231.30 feet; thence turn an angle to the right of 107 deg. 25 min. 08 sec. and run Southeasterly for 241.19 feet to the Westerly right of way line of Cahaba Valley Parkway; thence turn an angle to the right of 87 deg. 56 min. 26 sec. to become tangent to a curve to the left, said curve having a radius of 283.71 feet and subtending a central angle of 15 deg. 21 min. 34 sec.; thence run Southerly along the arc of said curve and along said Westerly right of way line of Cahaba Valley Parkway for 76.05 feet to the point of beginning;

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

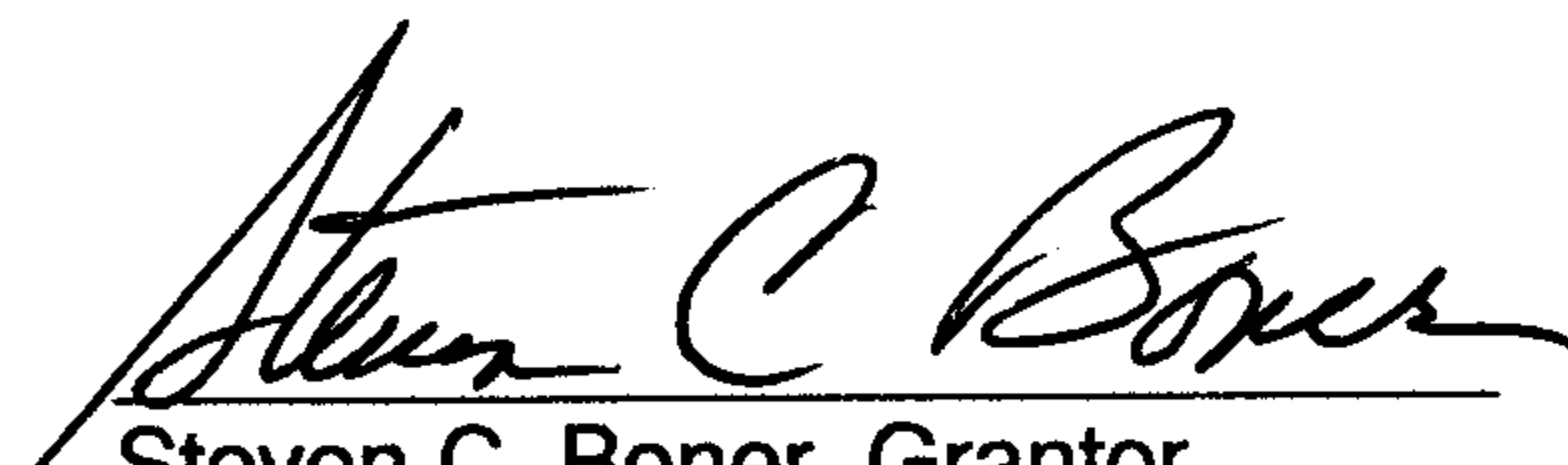
And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I we are lawfully seized in fee simple of said premises: that they are free from all encumbrances unless otherwise stated above; that we have a good right to 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.

Shelby County, AL 02/28/2013  
State of Alabama  
Deed Tax: \$487.50

  
20130228000084370 1/3 \$505.50  
Shelby Cnty Judge of Probate, AL  
02/28/2013 12:10:30 PM FILED/CERT

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 10TH  
day of ~~November~~, 2012  
DECEMBER

  
Steven C. Boner, Grantor

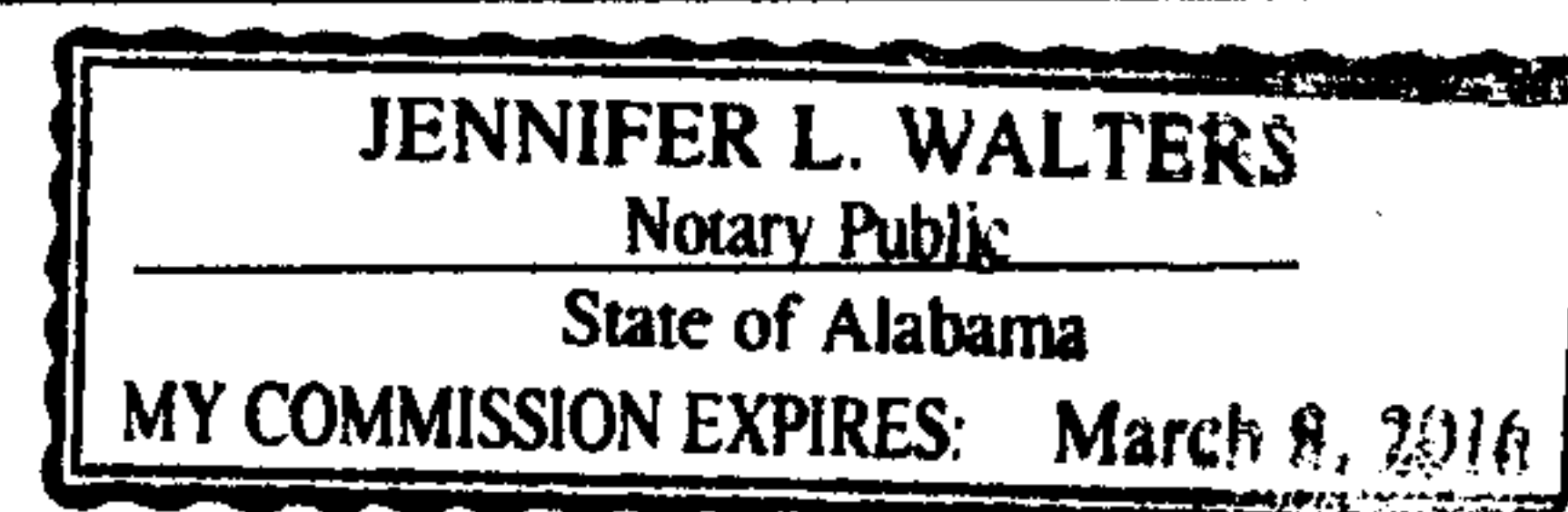
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**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 \_\_\_\_ day of November, 2012.

  
Notary Public  
Commission Expires:



  
20130228000084370 2/3 \$505.50  
Shelby Cnty Judge of Probate, AL  
02/28/2013 12:10:30 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 STEVE BONEA  
Mailing Address 3541 SHANDWICK PL  
BIRMINGHAM AL 35242

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

Property Address 233 CALLADA VALLEY PKWY  
PELHAM AL 35124

Date of Sale 12/10/12  
Total Purchase Price \$ \_\_\_\_\_



20130228000084370 3/3 \$505.50  
Shelby Cnty Judge of Probate, AL  
02/28/2013 12:10:30 PM FILED/CERT

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

or  
Assessor's Market Value \$ 487,510

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 tax appraisal

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 BONEA

Sign [Signature]

☐ Unattested  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one