

THIS INSTRUMENT PREPARED BY:
Jeff W. Farmer
Law Offices of Jeff W. Farmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Bishop Creek Land, LLC

120 Bishop Creek
Pelham, AL 35224

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

(Title Not Examined - No Opinion Expressed)

(Consideration \$ 50,000.00)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten Dollars and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Bishop Creek Office, LLC (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Bishop Creek Land, LLC (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 29th day of Feb. 2013.

Bishop Creek Office, LLC

By: David T. Stovall
Its Member

By: Jerry R. Adams, Jr.
Its Member

By: David Brandon Keith
Its Member

By: Lucy Farmer
Its Member

By: Eugene Borgosz
Its Member

20130311000099390 1/4 \$71.00
Shelby Cnty Judge of Probate, AL
03/11/2013 11:48:46 AM FILED/CERT

Shelby County, AL 03/11/2013
State of Alabama
Deed Tax: \$50.00

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that David T. Stovall, Jerry R. Adams, Jr., David Brandon Keith, Lucy Farmer, and Eugene Borgosz whose names as Members of Bishop Creek Office, LLC, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they as such Members and with such authority, executed the same voluntarily for and as the act of said company,

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of Feb., 2013.



NOTARY PUBLIC -

My Commission Expires: 9-17-16




20130311000099390 2/4 \$71.00
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Exhibit A

Parcel B

Part of SE 1/4 Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southwest corner of said 1/4 section; thence run east along the south line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run northwesterly for 399.97 feet to a point on the northerly right of way line of Oak Mountain Park Road; thence continue northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run northwesterly for 25.0 feet to a point on the south right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run northeasterly along said right of way line for 253.07 feet; thence 14 deg. 02 min. 10 sec. right and continue northeasterly for 9.51 feet to a point on the southerly right of way line of a county road; thence 30 deg. 57 min. 50 sec. right and run easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec. right and run southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min. 00 sec. left and run northeasterly for 575.98 feet to a point on the westerly right of way line of Oak Mountain State Park Road; thence 86 deg. 19 min. 31 sec. right and run southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec. right and run southeasterly along said right of way line for 187.31 feet to the south east corner of the Waffle House site, said point being the point of beginning of the property herein described; thence continue southeasterly along the last stated course for 78.77 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 00 deg. 33 min. 45 sec.; thence 11 deg. 36 min. 42 sec. right to the chord of said curve and run southerly along the arc of said curve and along the said right of way line for 35.15 feet to a point at the northeast corner of the Peaches and Cream site; thence 62 deg. 14 min. 05 sec. right from the chord of said curve and run southwesterly along the north property line of said Peaches and Cream site and along the north line of the S.D.P. Motel site for 321.34 feet; thence 06 deg. 12 min. 14 sec. left and run southwesterly along the north line of said S.D.P. Motel site and along the north line of the Cock of the Walk site: for 449.57 feet to the northwest corner of said Cock of the Walk site; thence 92 deg. 36 min. 06 sec. right and run northwesterly for 506.69 feet; thence 91 deg. 18 min. 39 sec. right and run northeasterly for 78.38 feet to the southwest corner of the Sears Service Center site; thence 25 deg. 10 min. 15 sec. right and run easterly along the south line of said Sears Service Center site and along the south line of the Trusthouse Forte Hotel site for 620.32 feet; thence 07 deg. 52 min. 59 sec. right and run southeasterly along said Trusthouse Forte Hotel site and along the Waffle House site for 219.42 feet to the point of beginning.


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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
Mailing Address

Bishop Creek Office LLC
120 Bishop Circle
Pelham, AL 35124

Grantee's Name
Mailing Address

Bishop Creek Land, LLC
120 Bishop Circle
Pelham, AL 35124

Property Address

120 Bishop Circle
Pelham, AL
35124

Date of Sale

2/27/13

Total Purchase Price \$

50,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20130311000099390 4/4 \$71.00
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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 3/7/13

Print

Jeff W. Farmer

Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent circle one

Form RT-1