

This instrument prepared by:



20130322000119320 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
03/22/2013 10:02:28 AM FILED/CERT

Send Tax Notices To:

Michael J. Brandt
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Piero J. Cerruti
P.O. Box 307
El Granada CA 94018

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, P.J. CERRUTI-MEADOW BROOK PARK BIRMINGHAM, LLC, a Georgia limited liability company, as to an undivided 5.998800% interest (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto MBCP, LLC, a Delaware limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Jefferson County, Alabama, to-wit:

See Exhibit 'A' for Description of Property

TO HAVE AND TO HOLD the described premises to said GRANTEE, his successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR.

IN WITNESS WHEREOF, GRANTOR, has caused its duly authorized officer to hereunto set their signatures as the act of such GRANTOR, this the ____ day of _____, 2013.

**P.J. CERRUTI – MEADOW BROOK PARK,
BIRMINGHAM, LLC,**
a Georgia limited liability company

By: 
Piero J. Cerruti, Sole Member

STATE OF _____)

_____ COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of _____, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, (s)he, in such capacity and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this ____ day of _____, 2013.

Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Mateo

On March 5, 2013 before me, Thaheer A. Shehadeh, Notary Public
(Here insert name and title of the officer)

personally appeared Piero J. Cerruti

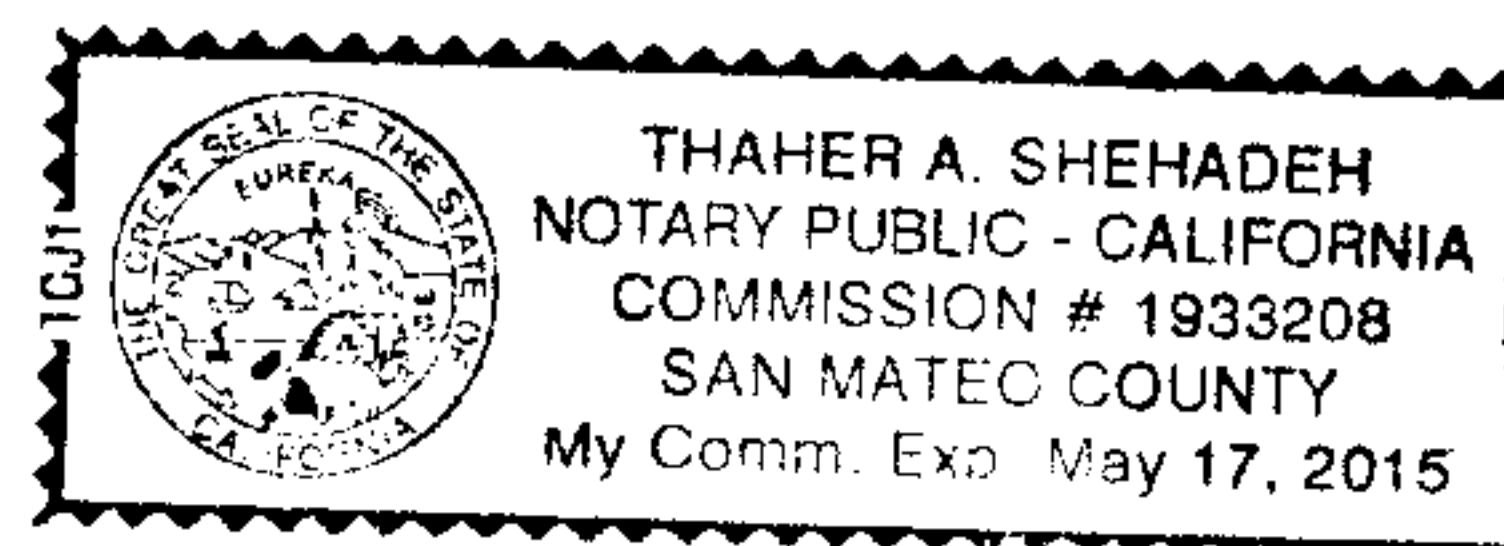
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

EXHIBIT "A"

Legal Description of Property

PARCEL I:

Lot 11-G, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8, as recorded in Map Book 25, page 91 A & B, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Begin at the Southeasterly corner of Lot 11-G, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8, as recorded in Map Book 25, page 91 A & B in the Probate Office of Shelby County, Alabama and run North 90°00' West a distance of 603.04 feet to a point on the corner of Lot 11-G; thence North 0°00' East a distance of 603.74 feet to a point on the Southeasterly right of way line of Resource Drive; thence North 64°16'06" East along the Southeasterly right of way line of Resource Drive a distance of 223.21 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 460.00 feet, a central angle of 28°27'36" and a chord bearing of North 50°02'18" East; thence along the arc of said curve and the Southeasterly right of way line of Resource Drive a distance of 228.49 feet to the P.R.C. (Point of Reverse Curve) of a curve to the right having a radius of 25.00 feet, a central angle of 79°47'55" and a chord bearing of North 75°42'28" East; thence along the arc of said curve and the Southeasterly right of way line of Resource Drive a distance of 34.82 feet to a point on the Southwesterly right of way line of Corporate Drive, said point being the P.R.C. (Point of Reverse Curve) of a curve to the left having a radius of 362.21 feet, a central angle of 10°38'30" and a chord bearing of South 69°42'50" East; thence along the arc of said curve and the Southwesterly right of way line of Corporate Drive a distance of 67.27 feet to the P.T. (Point of Tangent) of said curve; thence South 75°02'05" East tangent to said curve along the Southwesterly right of way line of Corporate Drive a distance of 52.34 feet to a point; thence South 0°25'10" East a distance of 97.46 feet to a point; thence South 15°00'40" West a distance of 43.23 feet to a point; thence South 0°25'10" East a distance of 460.87 feet to a point; thence South 22°45'40" East a distance of 235.47 feet to the Point of Beginning; being situated in Shelby County, Alabama.

PARCEL II:

Lot 11-F, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8, as recorded in Map Book 25, page 91 A & B in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Begin at the Southeast corner of Lot 11-F, Meadow Brook Corporate Park South, Phase II, Resurvey No. 8, as recorded in Map Book 25, page 91 A & B in the Probate Office of Shelby County, Alabama and run North 0°00' East along the East line of said Lot 11-F a distance of 603.74 feet to a point on the Southeasterly right of way line of Resource Drive (a 60 foot wide right of way); thence South 64°16'06" West along the Southeasterly right of way line of

Resource Drive a distance of 295.54 feet to a point; thence North 25°43'54" West a distance of 255.40 feet to a point on the edge of Lake E; thence South 58°16'06" West a distance of 3.66 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 185.00 feet, a central angle of 83°15'51" and a chord bearing of North 80°05'58" West; thence in a Southwesterly, Westerly and Northwesterly direction along the arc of said curve and along Lake E a distance of 268.85 feet to a point; thence South 51°31'57" West a distance of 243.19 feet to a point; thence South 2°58'01" West a distance of 315.00 feet to a point; thence South 28°58'16" West a distance of 320.01 feet to a point, said point being the Southwesterly corner of Lot 11-F; thence North 90°00' East along the South line of said Lot 11-F a distance of 984.14 feet to the Point of Beginning.

TOGETHER WITH rights granted in that certain Reciprocal Easement Agreement recorded in Instrument 20030102000000360, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	P.J. CERRUTI-MEADOW BROOK PARK BIRMINGHAM, LLC	Grantee's Name	MBCP, LLC
Mailing Address	Piero J. Cerruti P.O. Box 307 El Granada, CA 94018	Mailing Address	c/o Colliers International 420 North 20 th Street, Suite 2750 Birmingham, AL 35203
Property Address	2500 and 2600 Corporate Drive Birmingham, AL 35242	Date of Sale	March 5, 2013
		Total Purchase Price	\$ To Clear Title
		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 To Clear Title
☐ 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).

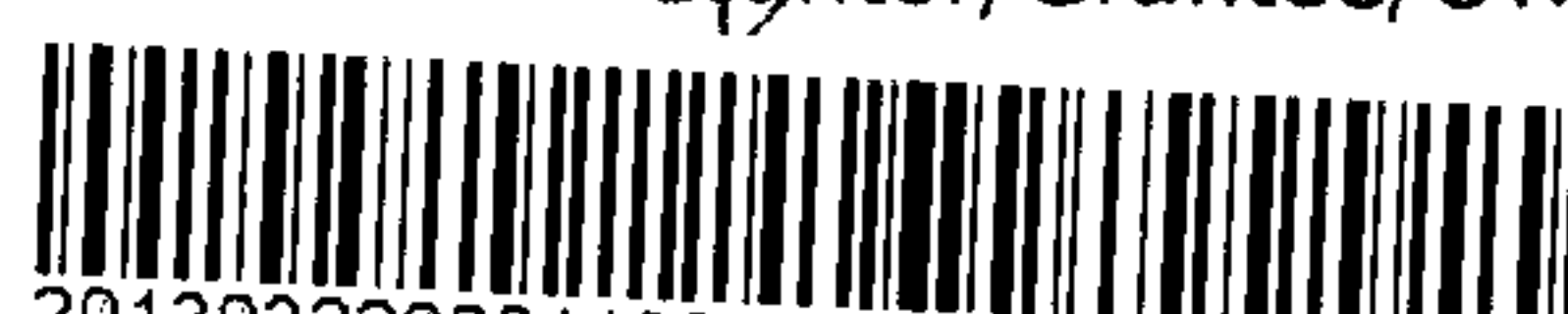
Date March 21, 2013

☐ Unattested

(verified by)

Print: Michael J. Brandt, Agent of Grantee

Sign: [Signature]
Grantor/Grantee/Owner/Agent (circle one)


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