

Send Tax Notice To:
South Hall of 280, LLC
2400 John Hawkins Parkway
Birmingham, AL 35244

This instrument was prepared by
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

STATUTORY WARRANTY DEED

[Title not examined by preparer – no opinion expressed as to title]

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **SOUTHALL OF HOOVER, LLC**, an Alabama limited liability company (herein referred to as Grantor) does grant, bargain, sell and convey unto **SOUTH HALL OF 280, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama.


See Exhibit A attached and made a part hereof.

Subject only to ad valorem taxes due October 1, 2012, easements, covenants and restrictions of record.

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

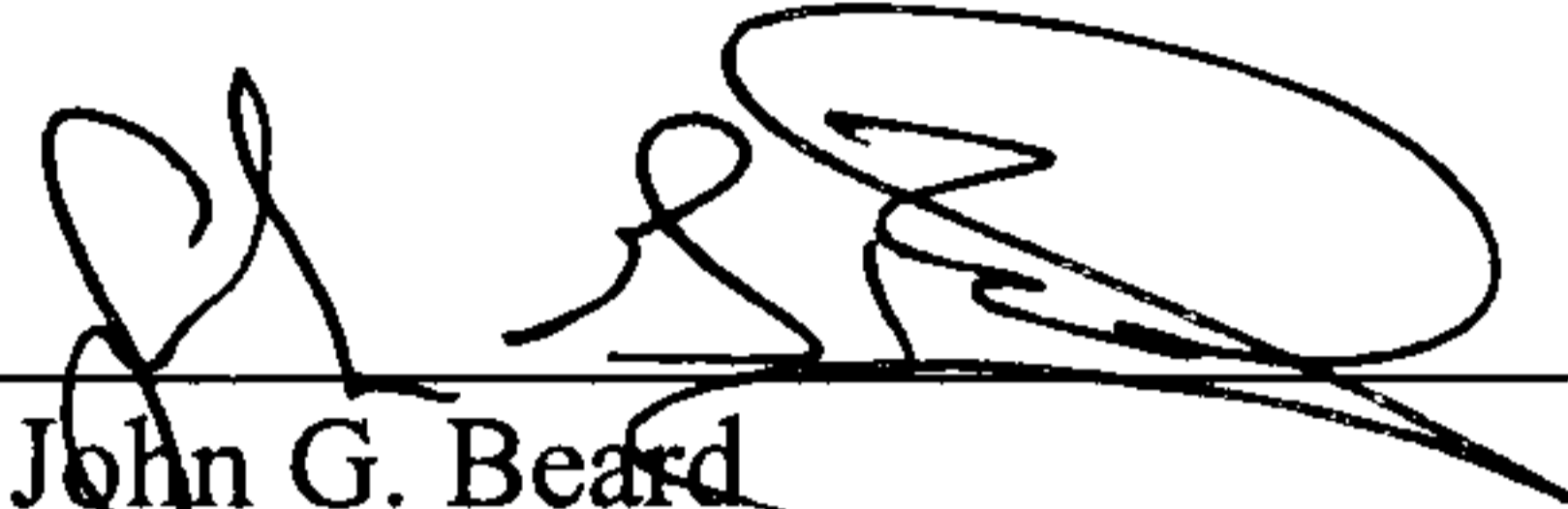
[Signature page to follow]

Shelby County, AL 03/28/2013
State of Alabama
Deed Tax: \$5800.00


20130328000129390 1/4 \$5821.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:03:10 PM FILED/CERT

31st IN WITNESS WHEREOF, the undersigned have hereto set its hand and seal this day of December, 2012.

GRANTOR:
SOUTHALL OF HOOVER, LLC, an
Alabama limited liability company


By:  [SEAL]
Name: John G. Beard
Title: Authorized Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John G. Beard, whose name as Authorized Member of SOUTHALL OF HOOVER, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Authorized Member and with full authority, executed the same voluntarily for and as the act of said company on the same that bears date.

Given under my hand and official seal this the 31st day of December, 2012.

[NOTARY SEAL]



NOTARY PUBLIC
My commission expires: _____

~~MY COMMISSION EXPIRES SEPTEMBER 6 2015~~



20130328000129390 2/4 \$5821.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:03:10 PM FILED/CERT

EXHIBIT A
Statutory Warranty Deed
SOUTH HALL OF HOOVER, L.L.C.
To
SOUTH HALL OF 280, LLC

Parcel I:

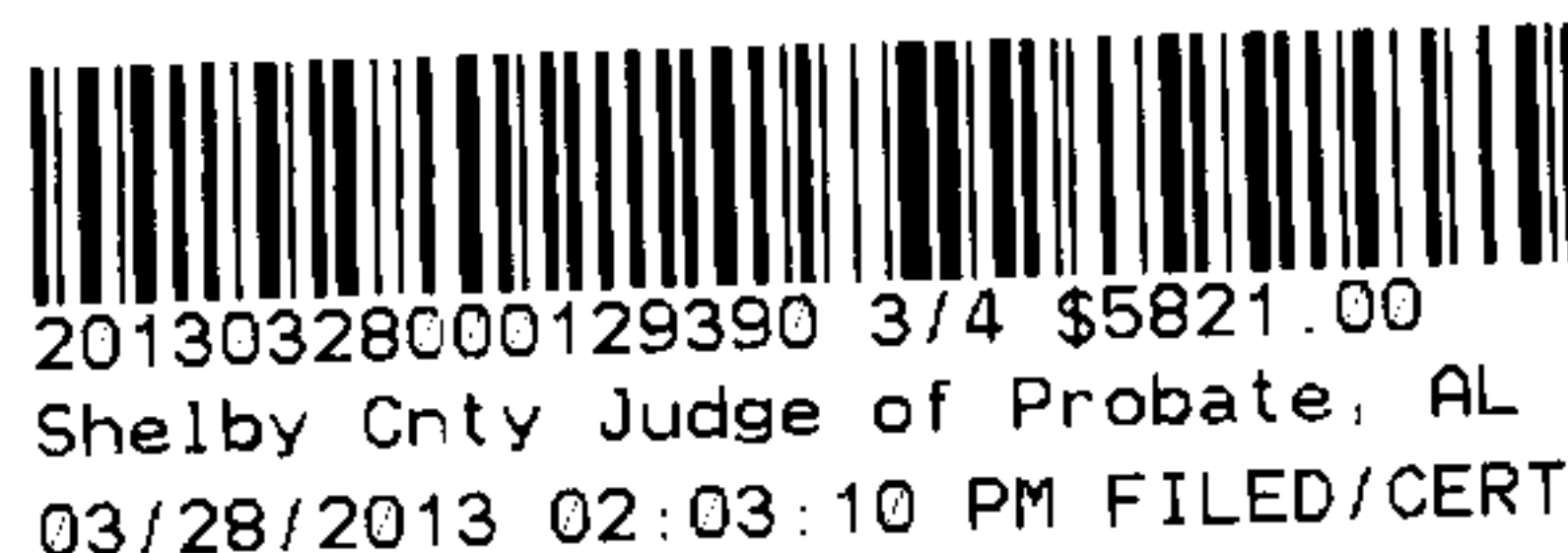
A part of Lot 1, Dewberry's Subdivision as recorded in Map Book 9, Page 11 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, said point being on the West line of said Lot 1, Dewberry's Subdivision; thence from the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section turn an angle of 29 degrees 08 minutes to the right in a Northeasterly direction and run 695.72 feet to a point; thence 95 degrees 21 minutes to the right in a Southeasterly direction a distance of 108.82 feet to a point; thence 51 degrees 00 minutes 30 seconds to the left in a Northeasterly direction a distance of 145.36 feet to a point; thence 18 degrees 46 minutes 45 seconds to the right in an Easterly direction a distance of 78.28 feet to a point; thence 20 degrees 07 minutes 42 seconds to the left in a Northeasterly direction a distance of 70.31 feet to a point; thence 38 degrees 51 minutes to the left in a Northeasterly direction a distance of 143.16 feet to a point on the Southwesterly right of way line of U.S. Highway No. 280; thence 92 degrees 59 minutes 54 seconds to the right in a Southeasterly direction along said right of way line a distance 41.53 feet to a point; thence 79 degrees 04 minutes 30 seconds to the right in a Southwesterly direction a distance of 69.37 feet to the P.C. (point of curve) of a curve to the right having a radius of 167.05 feet and a central angle of 67 degrees 25 minutes; thence Southwesterly along the arc of said curve a distance of 196.55 feet to the P.T. (point of tangent) of said curve; thence Westerly in the tangent to said curve a distance of 50.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 250.52 feet and a central angle of 41 degrees 05 minutes 04 seconds; thence Southwesterly along the arc of said curve a distance of 179.63 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 160.00 feet and a central angle of 22 degrees 42 minutes 25 seconds; thence Southwesterly along the arc of said curve a distance of 63.41 feet to a point; thence 108 degrees 34 minutes 46 seconds to the left (angle measured to tangent) in a Southeasterly direction a distance of 142.71 feet to a point; thence 38 degrees 15 minutes to the right in Southeasterly direction a distance of 304.00 feet to a point; thence 70 degrees 30 minutes to the right in a Southwesterly direction a distance of 1016.00 feet to a point; thence 90 degrees 00 minutes to the right in a Northwesterly direction a distance of 257.32 feet to a point on the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 36; thence 60 degrees 52 minutes to the right in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 572.42 feet to the point of beginning.

Parcel II:

A part of Lot 1, Dewberry's Subdivision, as recorded in Map Book 9, Page 11, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, said point being on the West line of said Lot 1, Dewberry's Subdivision; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 653.70 feet to a point; thence 119 degrees 08 minutes to the right in a Southeasterly direction a distance of 218.25 feet to a point; thence 11 degrees 19 minutes to the left in a Southeasterly direction a distance of 101.98 feet to a point; thence 101 degrees 19 minutes to the right in a Southwesterly direction a distance of 591.01 feet to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name South Hall of Hoover, LLC
Mailing Address 2400 John Hawkins Parkway
Birmingham, AL 35244

Grantee's Name South Hall of 280, LLC
Mailing Address 2400 John Hawkins Parkway
Birmingham, AL 35244

Property Address 4752 Highway 280 East
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$5,799,868.00
or
Assessor's Market Value \$ _____



20130328000129390 4/4 \$5821.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:03:10 PM FILED/CERT

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 See Attached Income 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 3-27-2013

Print John G. Beard/Member/South Hall of 280, LLC

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one