

20130408000144590 1/4 \$276.00
Shelby Cnty Judge of Probate, AL
04/08/2013 01:38:44 PM FILED/CERT

SEND TAX NOTICES TO:

GENERATIONS RADIOTHERAPY & ONCOLOGY, P.C.
70 BOWDEN CIRCLE
CHELSEA, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million Seven Hundred Thousand Dollars (\$1,700,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **SHELBY MEDICAL PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **GENERATIONS RADIOTHERAPY & ONCOLOGY, P.C.**, an Alabama professional corporation (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the described premises to Grantee, its 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 the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 29th day of March, 2013.

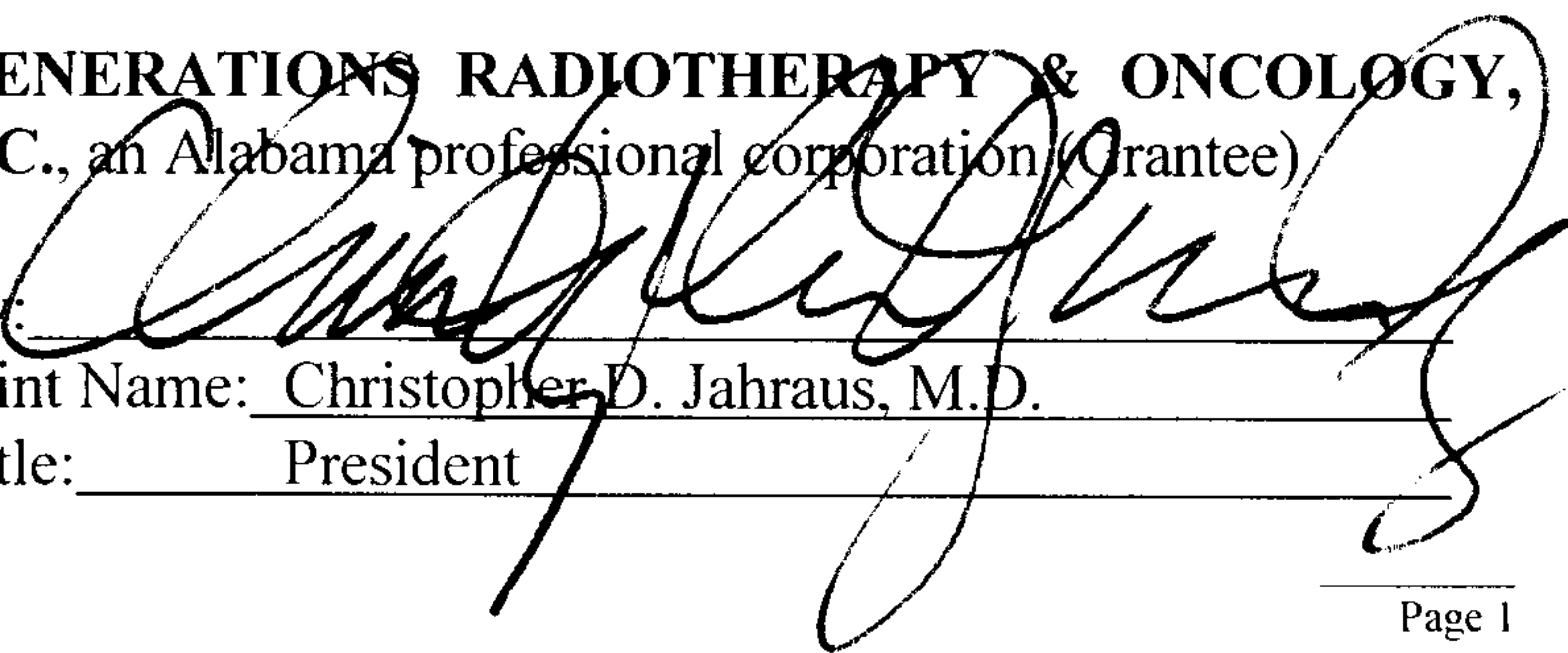
SHELBY MEDICAL PROPERTIES, LLC, an Alabama limited liability company (Grantor)

Shelby County, AL 04/08/2013
State of Alabama
Deed Tax: \$255.00

By: **GENERATIONS MEDICAL HOLDINGS, LLC**,
an Alabama limited liability company (Its Sole
Member and Manager)

By: 
Print Name: Christopher D. Jahraus, M.D.
Title: Sole Member

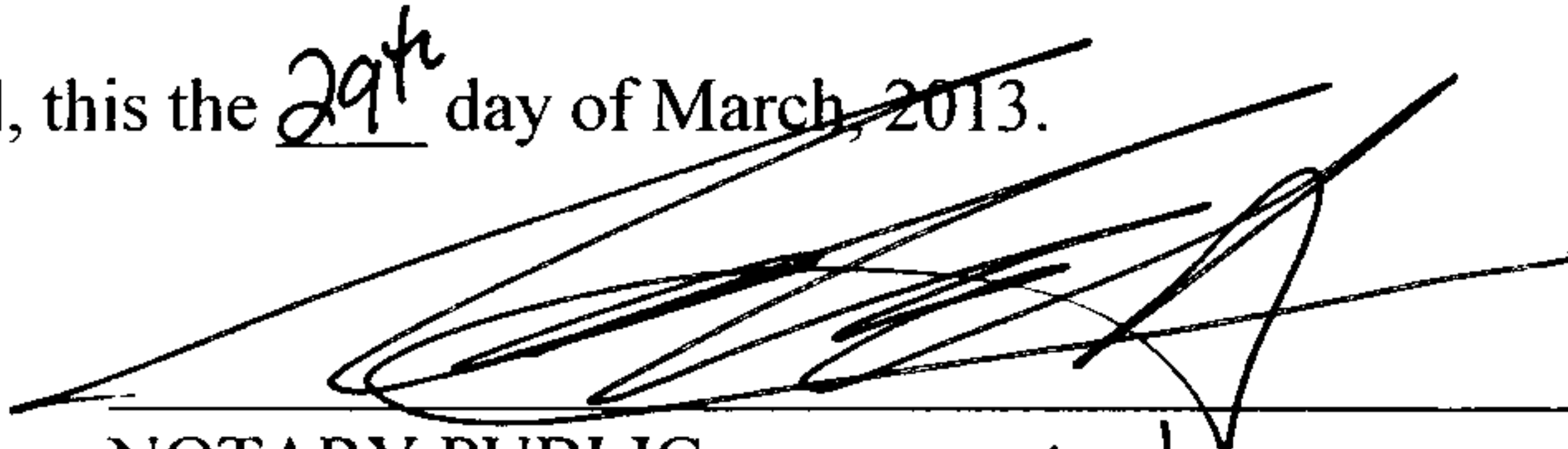
GENERATIONS RADIOTHERAPY & ONCOLOGY, P.C., an Alabama professional corporation (Grantee)

By: 
Print Name: Christopher D. Jahraus, M.D.
Title: President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher D. Jahraus, M.D., whose name as Sole Member of GENERATIONS MEDICAL HOLDINGS, LLC, an Alabama limited liability company, whose name as Sole Member of SHELBY MEDICAL PROPERTIES, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 29th day of March, 2013.

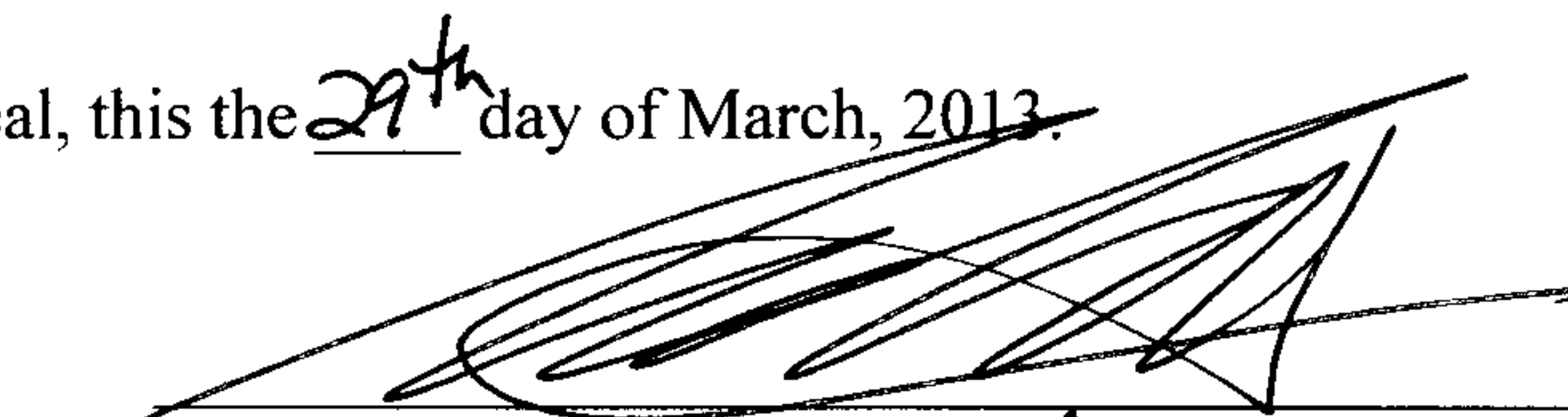


NOTARY PUBLIC
My Commission Expires: 1/18/15

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher D. Jahraus, M.D., whose name as President of GENERATIONS RADIOTHERAPY & ONCOLOGY, P.C., an Alabama professional corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 29th day of March, 2013.



NOTARY PUBLIC
My Commission Expires: 1/18/15

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Colin House
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600




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EXHIBIT "A"

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION FOR A DISTANCE OF 376.94 FEET TO A POINT ON THE WEST BOUNDARY LINE OF MAIN STREET OF THE 1ST ADDITION TO CEDAR GROVE ESTATES AS RECORDED IN MAP BOOK 4, PAGE 22, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE TO THE LEFT OF 75 DEGREES 30' AND RUN NORTHEASTERLY ALONG THE WEST BOUNDARY LINE OF MAIN STREET 359.24 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHEASTERLY ALONG THE WEST BOUNDARY LINE OF MAIN STREET FOR A DISTANCE OF 139.93 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 23' 30" AND RUN NORTHWESTERLY 150.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 111 DEGREES 17' 20" TO THE LEFT AND RUN SOUTHEASTERLY 149.59 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 68 DEGREES 21' 45" AND RUN SOUTHEASTERLY 94.65 FEET; MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO:

- i) Taxes and assessments for the year 2013, a lien but not yet payable; and
- ii) Coal, oil, gas and mineral and mining rights which are not owned by Grantor.


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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 Shelby Medical Properties, LLC
Mailing Address 70 Bowden Circle
Chelsea, AL 35043

Grantee's Name Generations Radiotherapy & Oncology, P.C.
Mailing Address 70 Bowden Circle
Chelsea, AL 35043

Property Address 1024 First Street North
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 1,700,000.00



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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
☒ 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 3/29/13

☐ Unattested

(verified by)

Print Generations Radiotherapy & Oncology, P.C.

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

Form RT-1