

Send Tax Notice To:  
LCT Investments, LLC  
5208 Queensferry Lane  
Birmingham, AL 35242

This instrument prepared by  
and upon recording return to  
Austin A. Averitt  
Johnston Barton Proctor & Rose LLP  
Colonial Brookwood Center  
569 Brookwood Village Suite 901  
Birmingham, Alabama 35209  
(205) 458-9400

STATE OF ALABAMA

)

Shelby County, AL 05/17/2013  
State of Alabama  
Deed Tax: \$44.00

)

COUNTY OF SHELBY

)

### GENERAL WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS**, that, **MASON EQUITIES, LLC**, an Alabama limited liability company (the "Grantor"), for a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **LCT INVESTMENTS, LLC**, an Alabama limited liability company (the "Grantee"), that certain real property and the improvements thereon situated in the County of Shelby, State of Alabama, more particularly described in Exhibit "A" attached hereto, subject to the following:

1. All taxes for the year 2013 and subsequent years, not yet due and payable;
2. Such state of facts as shown on recorded subdivision plat, as applicable;
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property;
4. Transmission line permit to Alabama Power Company, as recorded in Deed Book 109, page 70 and Deed Book 145, page 22, in the Probate Office of Shelby County, Alabama;
5. Right of way to Shelby County, recorded in Deed Book 95, page 515; Deed Book 95, page 535; Deed Book 95, page 503, in the Probate Office of Shelby County, Alabama;
6. Right of way to the State of Alabama, recorded in Deed Book 296, page 180, in the Probate Office of Shelby County, Alabama;
7. National gas supply agreement recorded in Instrument 2000-1818, in the Probate Office of Shelby County, Alabama;
8. Declaration of Protective Covenants as recorded in Instrument 2000-17137, in the Probate Office of Shelby County, Alabama;

9. Amendment to Restrictions recorded in Instrument 2000-41911, in the Probate Office of Shelby County, Alabama;
10. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Deed Book 321, Page 610, Deed Book 324, Page 840 and Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama;
11. Restrictions appearing of record in Instrument 2000-9755, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin; and
12. Terms and Conditions of that certain Declaration of Easements by MASI, LLC and Ingram & Associates, Inc., consented to by Colonial Bank appearing of record in Instrument 2000-25069, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

(the "Property").

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


Grantor does for itself and its successors and assigns covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor will, and its successors and assigns shall, warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

The Property does not constitute part of the homestead of Grantor.

**[SIGNATURES ON FOLLOWING PAGE]**

*BM*

\$701,250,000 of the purchase price was paid from the proceeds of mortgage loan recorded simultaneously.

  
20130517000204940 2/5 \$68.00  
Shelby Cnty Judge of Probate, AL  
05/17/2013 01:22:37 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be effective as of this 16<sup>th</sup> day of May, 2013.

**GRANTOR:**

**MASON EQUITIES, LLC**, an Alabama limited liability company

By: Brenda Mason

Name: Brenda Mason


Its: Member

STATE OF ALABAMA           )  
  )  
COUNTY OF SHELBY        )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Brenda Mason, whose name as Member of Mason Equities, 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, she, as Member and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this 16 day of MAY, 2013.

[Signature]  
Notary Public  
My Commission Expires: 12/28/2015

  
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**EXHIBIT "A"**

**Legal Description**

**Lot 3-D, according to a Resurvey of Lot 3 of The Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 29, page 17, in the Probate Office of Shelby County, Alabama.**

**Together with the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Commercial Declaration of Covenants, Conditions and Restrictions, recorded in Instrument 2000-17137, in the Probate Office of Shelby County, Alabama.**

**Also, together with the non-exclusive easements more particularly described in Declaration of Easements between MASI, LLC and Ingram & Associates, Inc., as recorded in Instrument 2000-25069, in the Probate Office of shelby county, Alabama.**

  
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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 Mason Equities, LLC  
Mailing Address 2014 Eagle Ridge Drive  
Birmingham, AL 35242  
Property Address 1063 Narrows Way  
Birmingham, AL 35242

Grantee's Name LCT Investments, LLC  
Mailing Address 5208 Queensferry Lane  
Birmingham, Alabama 35242  
Date of Sale May, 2013  
Total Purchase Price \$745,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$



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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

Appraisal

X Sales Contract

Other

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 5/16/13

Print Brenda Mason

Unattested

Haliq  
(verified by)

Sign

Brenda Mason

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1