


This document prepared by:

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167 West Elm Street
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Return to:
Stewart Title Guaranty
5935 Carnegie Blvd., Suite 301
Charlotte, NC 28209


20130916000374100 1/5 \$2249.00
Shelby Cnty Judge of Probate, AL
09/16/2013 12:14:32 PM FILED/CERT

Tax Parcel No. 36-2-04-4-001.004.002

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 12th day of September, 2013, by and between Triple H Investments, LLC, an Illinois limited liability company ("Grantor"), and ARC FMMTVAL001, LLC, a Delaware limited liability company, whose address is 106 York Road, Jenkintown, PA 19046 ("Grantee")

WITNESSETH:

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Shelby, State of Alabama, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, subject to all easements, covenants, restrictions and other matters reflected on Exhibit "B" attached hereto and incorporated herein by reference, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Shelby County, AL 09/16/2013
State of Alabama
Deed Tax: \$2223.00

GRANTOR:
TRIPLE H INVESTMENTS, LLC, an
Illinois limited liability company

By: [Signature]
Name: Michael Hillyer
Its: Authorized Member

STATE OF ILLINOIS)
) ss:
COUNTY OF McDONOUGH)

I, LISA D GREER, a Notary Public in and for said county and state, certify that MICHAEL HILLYER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his free and voluntary act, authorized by a Resolution of the members of Triple H Investments, LLC, to execute this document, on its behalf, for the uses and purposes set forth therein.

Given under my hand and official seal, this 10th day of September, 2013.

My commission expires: [Signature]
Notary Public

05/09/15

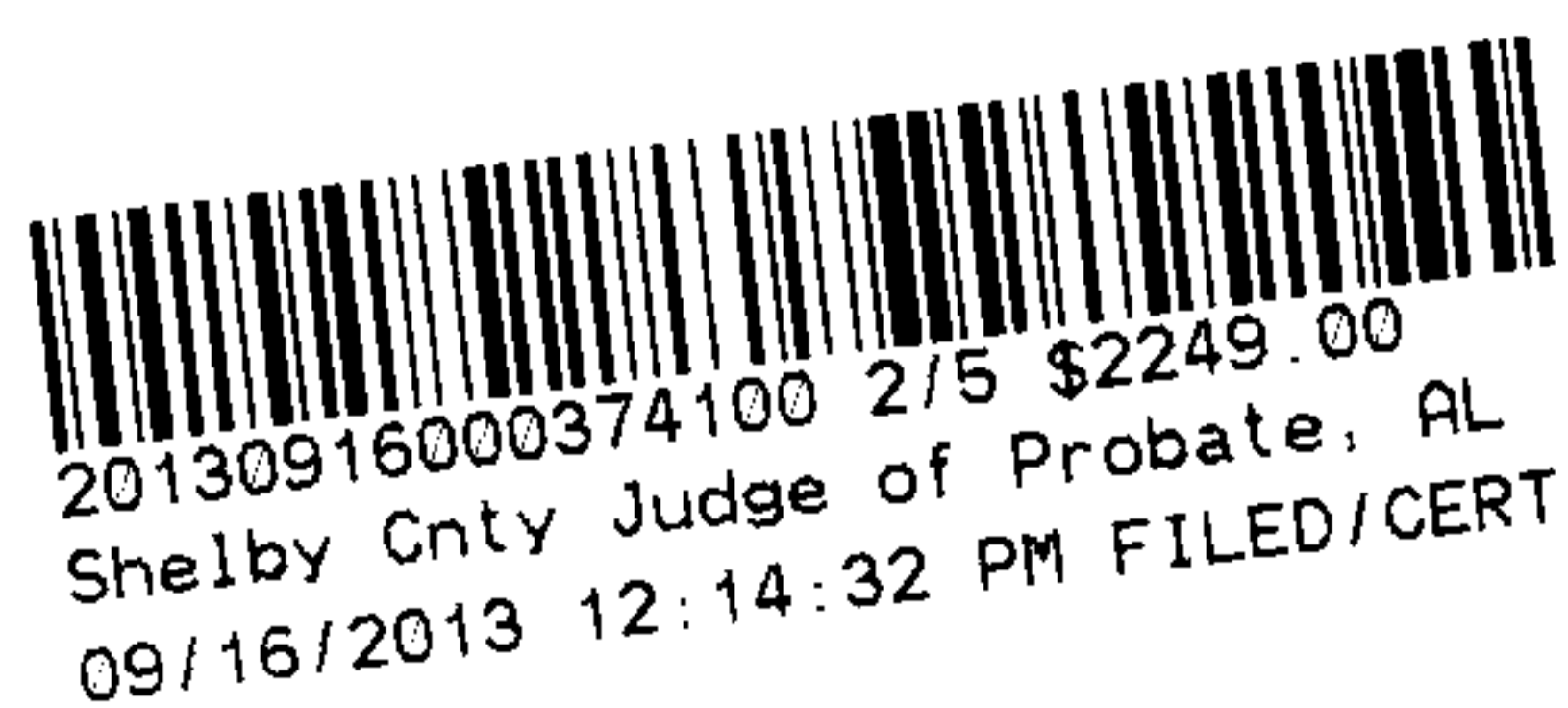
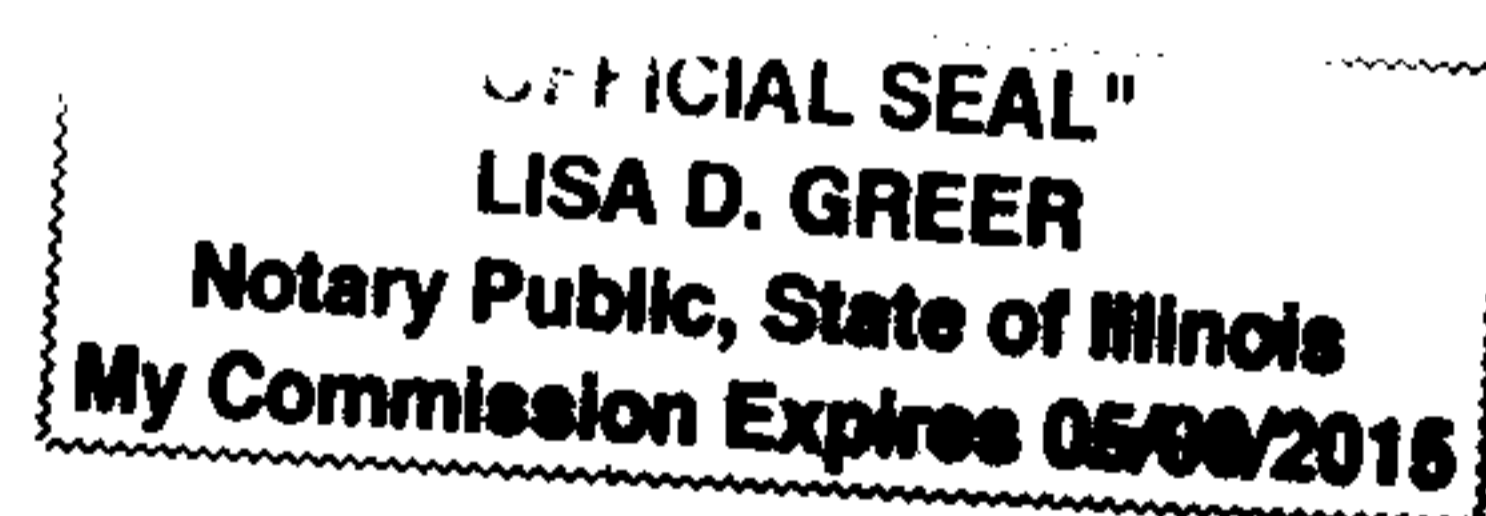


EXHIBIT A
Legal Description

A parcel of land being a portion of Lot 3 and a portion of Lot 4 in Block 1 of the West Manor Addition to the town of Montevallo Map Book 3, Page 60 as recorded in the Office of the Probate Judge of Shelby County, Alabama. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 4, Township 24 North, Range 12 East, said parcel being more particularly described as follows: Beginning at a point 50.05 feet SW of the East most corner of said Lot 3, said point also being on the West right of way of Alabama State Highway 25. From said point of beginning, continue in a Southwesterly direction along said West right of way for a distance of 135.15 feet; thence deflection angle right 92 degrees 39 minutes 32 seconds for a distance of 387.69 feet; thence deflection angle right 122 degrees 11 minutes 30 seconds for a distance of 159.52 feet; thence deflection angle right 57 degrees 48 minutes 30 seconds for a distance of 296.44 feet to the point of beginning.

Now Known As:

Lot 3B, according to the Survey of Yancey & Sons, LLC, as recorded in Map Book 40, Page 131 in the Probate Office of Shelby County, Alabama.

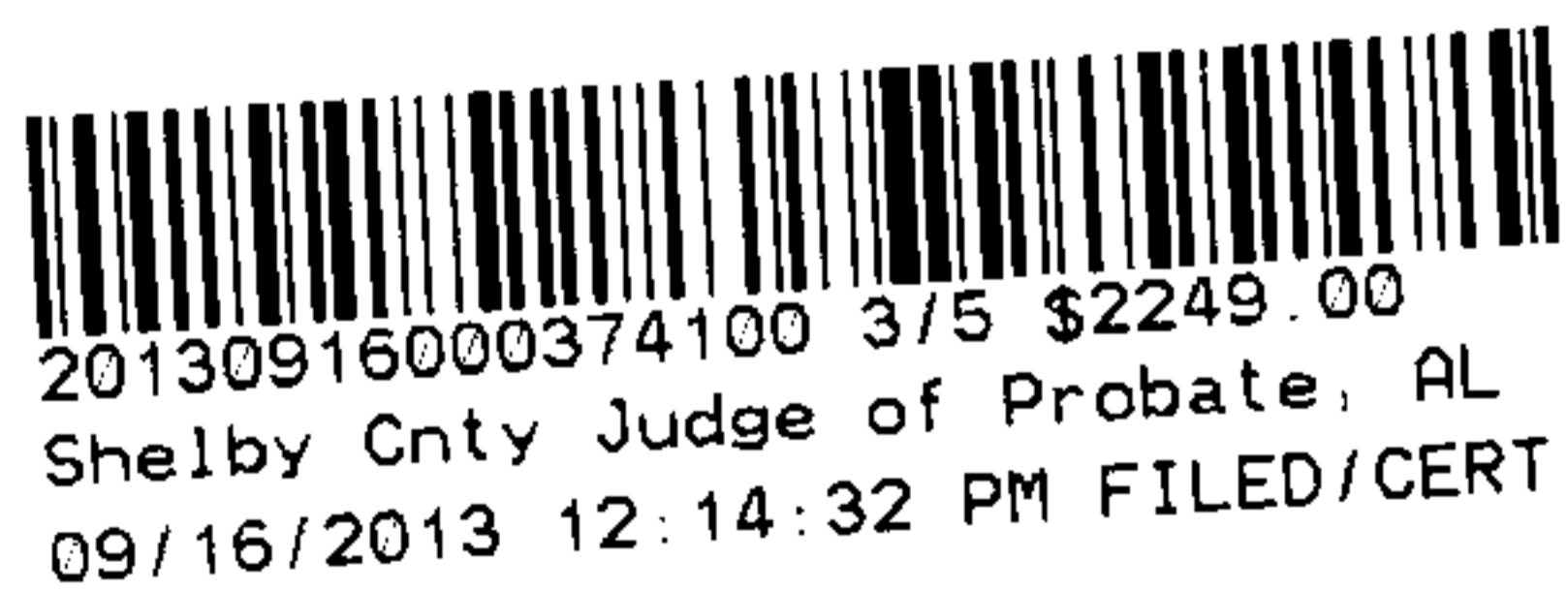


EXHIBIT B
Permitted Exceptions

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens, or encumbrances or claims thereof, not shown by the Public Records.
4. Any mining or mineral rights leased, granted or retained by current or prior owners.
5. Taxes or assessments for 2013 and subsequent years and not yet due and payable.
6. Notes as set out and recorded in Map Book 40 Page 131.
7. Easements and building line as shown on map recorded in Map Book 40 Page 131.
8. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20091030000406290 and Deed Book 232 Page 346.
9. Rights of interested parties, under outstanding leases, including but not limited to, Bio-Medical Applications of Alabama, Inc. d/b/a Fresenius Medical Care Montevallo as recorded in Instrument # 20101022000354430.
10. Overhead Power Lines over and across subject Property as shown on Survey of Steven H. Gilbert dated February 16, 2012.

Real Estate Sales Validation Form

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

Grantor's Name Triple H Investments, L.L.C.
Mailing Address 1420 E. Carroll
Macomb, IL 61455

Grantee's Name ARCFMMTVAL001, LLC
Mailing Address 106 York Road
Jenkintown, PA 19046

Property Address 3883 Highway 25
Montevallo, Alabama 35115

Date of Sale 9-12-13

Total Purchase Price \$ 2,222,992.00



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Shelby Cnty Judge of Probate, AL
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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 9-10-13

Print Michael Hillier

Unattested

Catherine Slater
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1