


STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**

  
20131003000397630 1/2 \$127.00  
Shelby Cnty Judge of Probate, AL  
10/03/2013 02:16:02 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Three Hundred Ten Thousand and no/100 DOLLARS (\$310,000.00), being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, GUNNELLS CAPITAL, LLC, an Alabama Limited Liability Company (**GRANTOR**) whose address is 350 Blue Lake Drive, Suite 200, Birmingham, AL 35243 does grant, bargain, sell and convey unto FISCHER PROPERTIES, LLC. an Alabama Limited Liability Company(**GRANTEE**) whose address is 2201 Providence Park, Suites 200 and 250, Birmingham, AL 35242 in and to the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

Unit 200 and 250, Building 2201, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument #20040802000426220; and amended in Instrument #20050113000020340; Instrument #20050819000428280 and Instrument #20060302000097880; and By-Laws thereto as recorded in Instrument #20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominiums of Providence Park, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, a Condominium, being attached to the Amended Map of Providence Park, Phase I, a Condominium, as recorded in Map Book 36, Page 98, in said Probate Office. Being situated in Shelby County, Alabama. 2201 Providence Park, Suites 200 and 250, Birmingham, AL 35242

**SUBJECT TO:**

Ad valorem taxes due October 1, 2014.

Right of Way in favor of South Central Bell Telephone Company in Deed Volume 320, Page 915.

Right of way to Alabama Power Company in Deed Book 42, Page 667, and Deed Book 129, Page 553.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights in Deed Book 292, Page 895, Deed Book 296, Page 847, and Deed Book 305, Page 486.

Transmission Line Permit to Alabama Fuel and Iron Company and Alabama Power Company, in Deed Volume 130, Page 55.

Right of way to Alabama Power Company recorded in Instrument Number 20040102000000320.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Condominium of Providence Park, a condominium dated July 12, 2004, and recorded Instrument Number 20040802000426220, and amended in Instrument Number 20050113000020340, and as further amended in Instrument Number 20050819000428280, and Instrument Number 20060302000097880 and amended in Instrument Number 20060803000376750, in the Probate Office of Shelby County, Alabama; in the By-Laws of Providence Park, recorded in Instrument Number 20040802000426220, in said Probate Office; in the Articles of Incorporation of Providence Park, recorded in Instrument Number 200410/8837, in the Probate Office of Jefferson County, Alabama

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway, and entrance.

**\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan.**

**TO HAVE AND TO HOLD** unto the said **GRANTEE** its successors and assigns forever, in "AS IS CONDITION."

And said GRANTOR does for itself, its successors, and assigns covenant with said **GRANTEE**, its successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all



encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the same **GRANTEE**, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the 2<sup>nd</sup> day of October, 2013

**GUNNELLS CAPITAL LLC,  
an Alabama Limited Liability Company**

  
\_\_\_\_\_  
**WILLIAM GUNNELLS,  
ITS SOLE MEMBER**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that WILLIAM GUNNELLS, whose name as SOLE MEMBER of GUNNELLS CAPITAL LLC an Alabama Limited Liability Company, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such MEMBER and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 2<sup>nd</sup> day of October, 2013.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/14

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 338  
BIRMINGHAM, AL 35209  
205 879 3400

SEND TAX NOTICE TO:  
FISCHER PROPERTIES, LLC.  
2201 Providence Park, Suites 200 and 250  
BIRMINGHAM, AL 35243



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