

Send tax notice to:  
SCP Building 4, LLC  
100 Office Park Drive, Suite 200  
Birmingham, Alabama 35223

STATE OF ALABAMA                    )  
  :  
SHELBY COUNTY                    )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **O'BRIEN ONE LLC**, an Alabama limited liability company ("Grantor"), by **SCP BUILDING 4, LLC**, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, an undivided 35% interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:


See Exhibit A attached hereto

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever, subject however, to the following:

See Exhibit B attached hereto

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.

[ Signature Page Follows ]

  
20131010000407200 1/5 \$6090.50  
Shelby Cnty Judge of Probate, AL  
10/10/2013 01:46:20 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed on or as of the 9<sup>th</sup> day of October, 2013.

O'BRIEN ONE LLC

By: 


Name: G. Dennis O'Brien

Title: Sole Member

STATE OF ALABAMA                    )  
  :  
JEFFERSON COUNTY                 )

I, the undersigned, a notary public in and for said county in said state, hereby certify that G. DENNIS O'BRIEN, whose name as the Sole Member of O'BRIEN ONE 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, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal this 24<sup>th</sup> day of September, 2013.

  
Notary Public

My commission expires MY COMMISSION EXPIRES July 7, 2017

[NOTARIAL SEAL]

This instrument prepared by:  
J. David Dresher  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, Alabama 35203-2104

  
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**EXHIBIT A TO STATUTORY WARRANTY DEED**

Legal Description

Lot 2C of Graham's Resurvey of Lot 2, Shelby Commerce Park, as recorded in Map Book 35, Page 18, Probate Records of Shelby County, Alabama.



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**EXHIBIT B TO STATUTORY WARRANTY DEED**

Exceptions to Title

1. 2013 ad valorem taxes which are a lien, but not currently due and payable.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. All encumbrances, reservations, restrictions, easements, rights-of-way and other matters of record.



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Shelby Cnty Judge of Probate, AL  
10/10/2013 01:46:20 PM FILED/CERT

Shelby County, AL 10/10/2013  
State of Alabama  
Deed Tax:\$6064.50

# Real Estate Sales Validation Form

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

Grantor's Name O'Brien One LLC

Grantee's Name SCP Building 4, LLC

Mailing Address 100 Office Park Drive, Suite 200  
Birmingham, AL 35223

Mailing Address 100 Office Park Drive, Suite 200  
Birmingham, AL 35223

Property Address

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$17,326,000.00

35% = 6,064,100.00

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

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 10-10-13

Print Denna Sanders

Sign Denna Sanders

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

