

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia, Alabama 35243

Send Tax Notice To:
Eagle Point Offices, LLC.

17 Hwy 57
Vincent AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Seven Hundred Fifteen Thousand and 00/100 Dollars (\$715,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

John Douglas,

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

Eagle Point Offices, LLC.

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Amended Map of Eagle Point Office Park Resurvey, as recorded in Map Book 26, page 104, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.

Zero (\$0.00) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

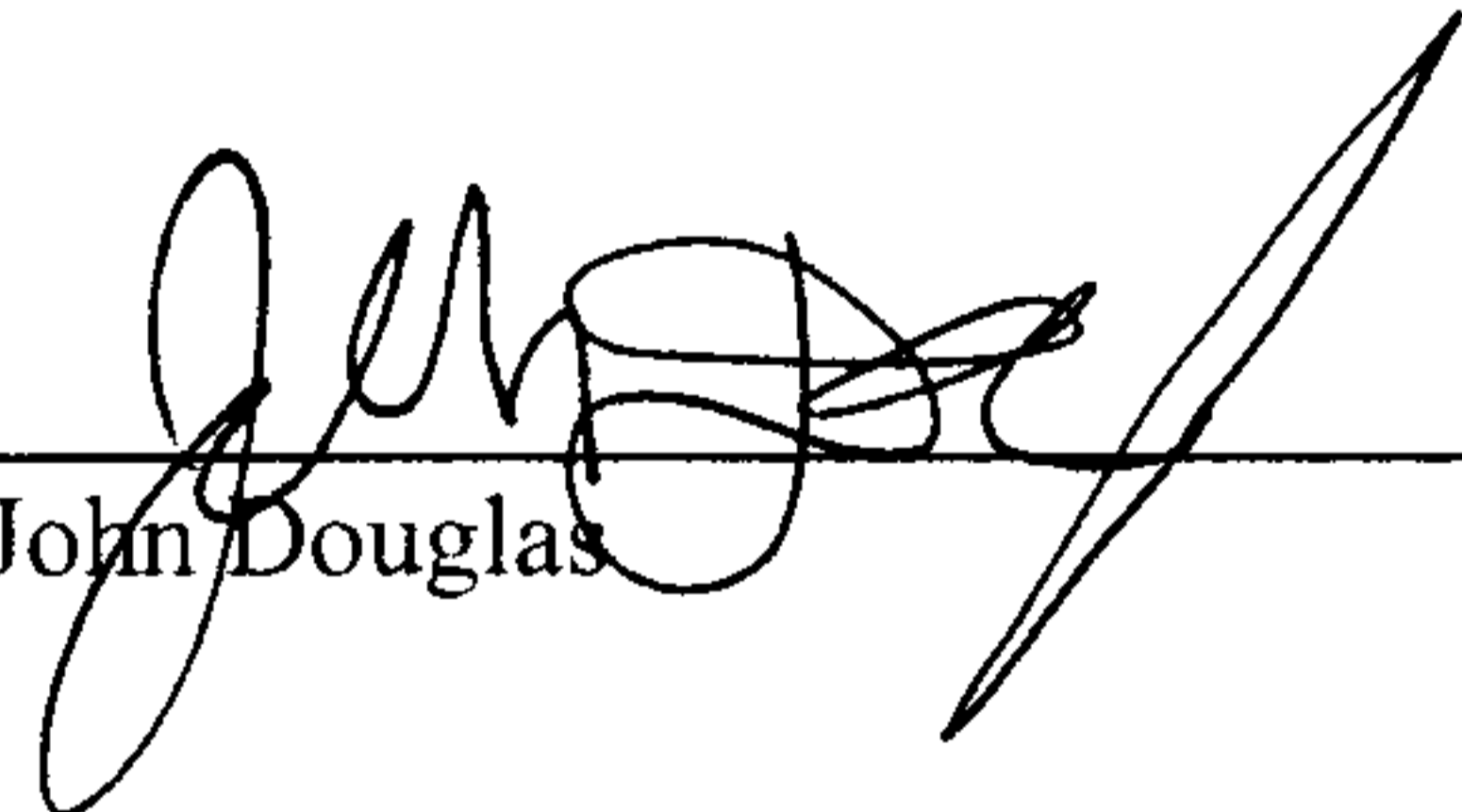
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 1st day of November, 2013.



20131115000448990 1/2 \$732.00
Shelby Cnty Judge of Probate, AL
11/15/2013 11:43:46 AM FILED/CERT




John Douglas

Shelby County, AL 11/15/2013
State of Alabama
Deed Tax: \$715.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Douglas, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2013.



Notary Public -
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name: John Douglas Grantee's Name: Eagle Point Offices LLC

Mailing Address: 17 Hwy 57 Mailing Address: 17 Hwy 57
Vincennes AL 35178 Vincennes AL 35178

Property Address: 3000 Eagle Point Corp. Plany
Birmingham AL 35242

Date of Sale: 11/1/13 Total Purchase Price: \$ 715,000.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 11/1/13 Print Name: John Douglas
Signature: [Handwritten Signature]
 Grantor Grantee Owner Agent

Unattested _____
(Verified by)


20131115000448990 2/2 \$732.00
Shelby Cnty Judge of Probate, AL
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