

This instrument prepared by and upon recording, should be returned to:


Matthew W. Grill
Maynard, Cooper & Gale, P.C.
1901 6th Avenue North
2400 Regions Harbert Plaza
Birmingham, AL 35203-2618
205-254-1000

SEND TAX NOTICE TO:

Birmingham Realty Company
27 Inverness Center Parkway
Birmingham, AL 35242

Shelby County, AL 12/09/2013
State of Alabama
Deed Tax: \$7773.00

STATE OF ALABAMA)
SHELBY COUNTY)


20131209000473470 1/7 \$7805.00
Shelby Cnty Judge of Probate, AL
12/09/2013 09:19:21 AM FILED/CERT

STATUTORY WARRANTY DEED
(FOR BUILDINGS, FIXTURES AND IMPROVEMENTS ONLY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **CADENCE PLACE, LLC**, an Alabama limited liability company (the "Grantor"), by **BIRMINGHAM REALTY COMPANY**, an Alabama corporation (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee all buildings, structures, fixtures and other improvements, but excluding personal property (collectively, the "Improvements") located on that certain tract of land situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof (the "Land"), together with all the rights and appurtenances belonging or in any way appertaining to the Improvements.


TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever.

This conveyance is of the Improvements only and shall not be construed as a conveyance of the Land upon which the same are located.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters set forth on Exhibit B attached hereto.


And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Improvements; that the Grantor has a good right to sell and convey the Improvements as aforesaid; and that the Grantor will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through, or under the Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the Land and Improvements, and prior to the time of delivery of this Deed.

[signature page to follow]


20131209000473470 217 \$7805.00
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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative to be effective as of December 5th, 2013.

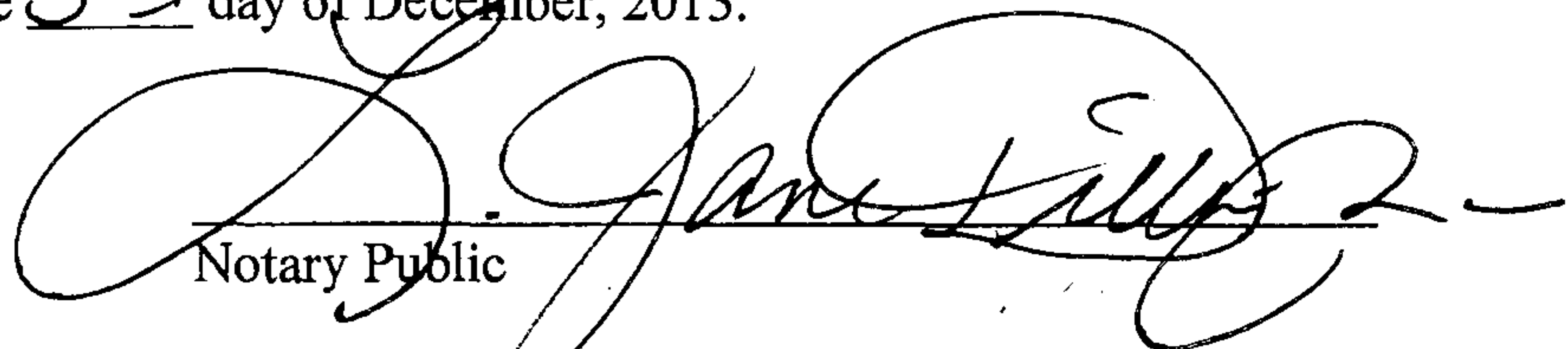
CADENCE PLACE, LLC

By: 
Name: John Benner
Its: Manager

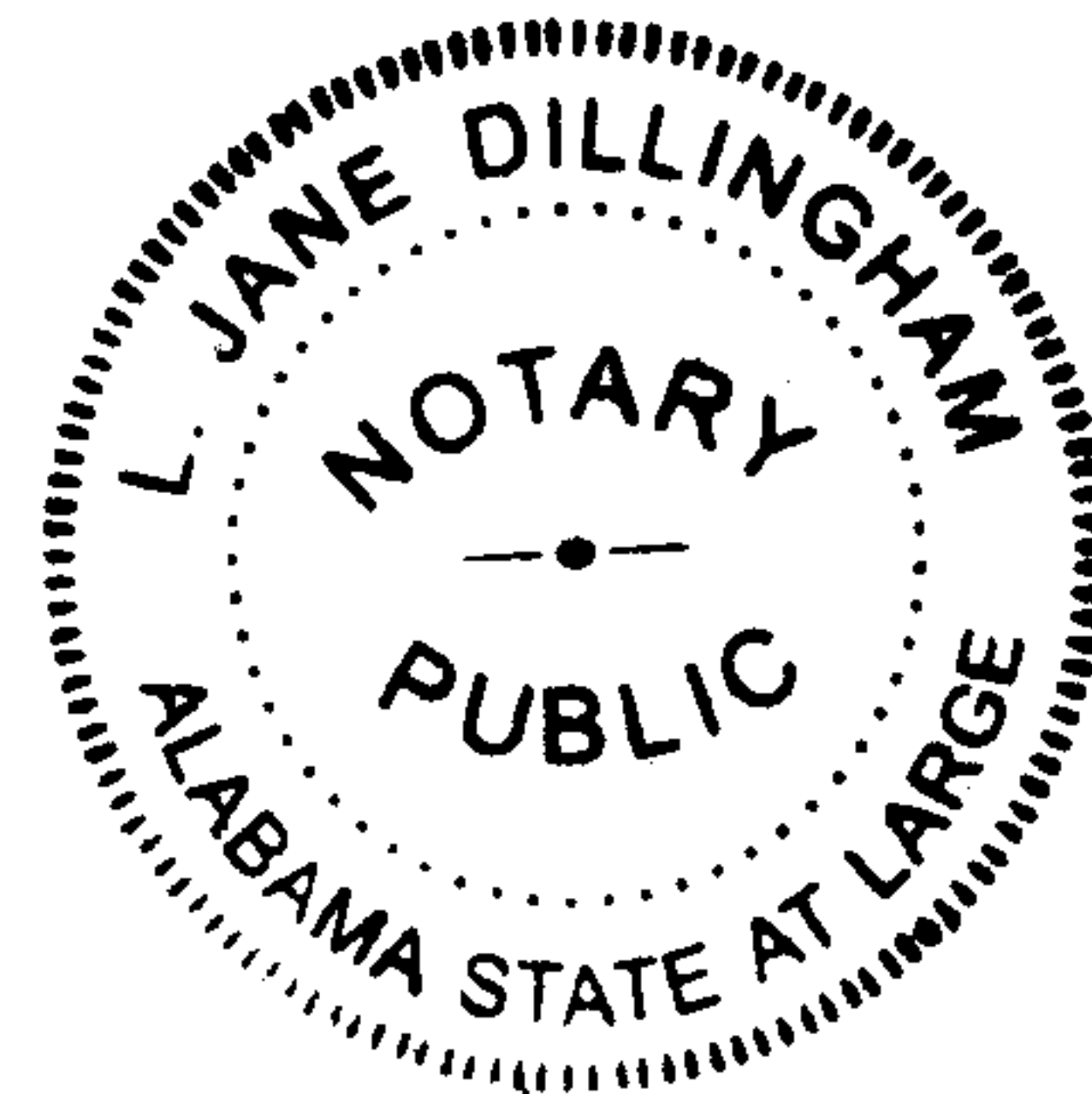
THE STATE OF ALABAMA)
COUNTY OF Shelby)

I, a Notary Public, in and for said County in said State, hereby certify that John Benner, whose name as Manager of Cadence Place, LLC, an Alabama limited liability company, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Manager executed the same voluntarily on behalf of such limited liability company.

Given under my hand this the 5th day of December, 2013.


Notary Public

My commission expires: 11/05/2014





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EXHIBIT A

(Legal Description of the Land)

Lot 1, according to the Survey of Hawthorn Place, as recorded in Map Book 37, page 89, in the Probate Office of Shelby County, Alabama.

Less and except a tract of land sold to the State of Alabama recorded in Instrument No. 20130829000353450 in the Probate Office of Shelby County, Alabama.




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EXHIBIT B

(Permitted Exceptions)

1. Ad valorem taxes for the year 2014 and subsequent years.
2. Any prior reservation or conveyance of minerals of every kind and character, together with release of damages thereof, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Matters reflected on map recorded in Map Book 37, Page 89, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 126, page 178, Deed Book 134, page 550 and Instrument 20071109000517580, 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 Cadence Place, LLC
Mailing Address 1200 Corporate Drive
Suite 225
Birmingham, AL 35242

Grantee's Name Birmingham Realty Company
Mailing Address 27 Inverness Center Parkway
Birmingham, AL 35242

Property Address 6801 Cahaba Valley Road
Hoover, AL 35243
(Improvements Only)

Date of Sale December ____, 2013
Total Purchase Price \$7,773,000.00
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).

[signature page to follow]


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Date December ____, 2013

____ Unattested _____
(verified by)

CADENCE PLACE, LLC



By: _____
Name: John Benner
Its: Manager



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