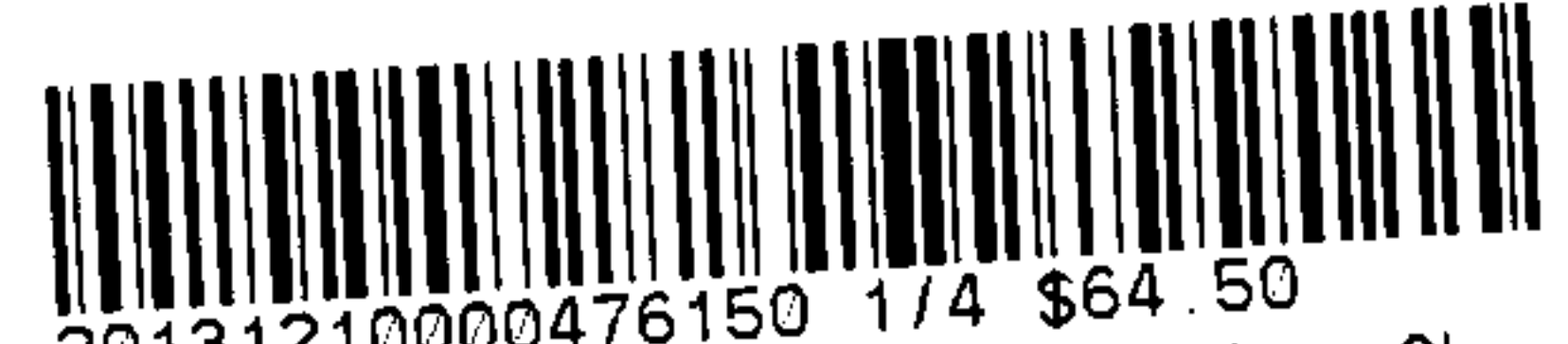


THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

THIS INSTRUMENT PREPARED BY:

Bradley J. Sklar
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
(205) 930-5152


20131210000476150 1/4 \$64.50
Shelby Cnty Judge of Probate, AL
12/10/2013 11:27:24 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

Shelby County, AL 12/10/2013
State of Alabama
Deed Tax: \$41.50

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **JACK FIORELLA III**, a married person (“Grantor”), in hand paid by **ER HOLDINGS, LTD.**, an Alabama limited partnership (“Grantee”), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 2702 and 2719, according to the survey of Weatherly Highlands Club Drive – Sector 27, as recorded in Map Book 27, Page 98, in the Probate Office of Shelby County, Alabama.

Together with certain rights and benefits under the Declaration of Protective Covenants for Weatherly Highlands, Club Drive – Sector 27 (the “Sector 27 Covenants”) dated November 9, 2000 and filed of record as Inst. No. 2000-38937, in the Probate office of Shelby County, Alabama, including, without limitation, the rights and benefits of Grantee as successor in interest to Weatherly Partners, L.L.C., under the Sector 27 Covenants.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE, IF ANY.

SUBJECT TO:

1. 2013 ad valorem taxes and subsequent years not yet due and payable; and
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under the Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby

County, Alabama; any rights of parties in possession; any and all recorded or unrecorded leases affecting said Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property conveyed herein.

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


And said Grantor does for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons by and through the Grantor.

IN WITNESS WHEREOF, the said E.R. Development, Inc., by its authorized officer, has hereto set its signature and seal, this the 22nd day of November, 2013.

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Jack Fiorella III

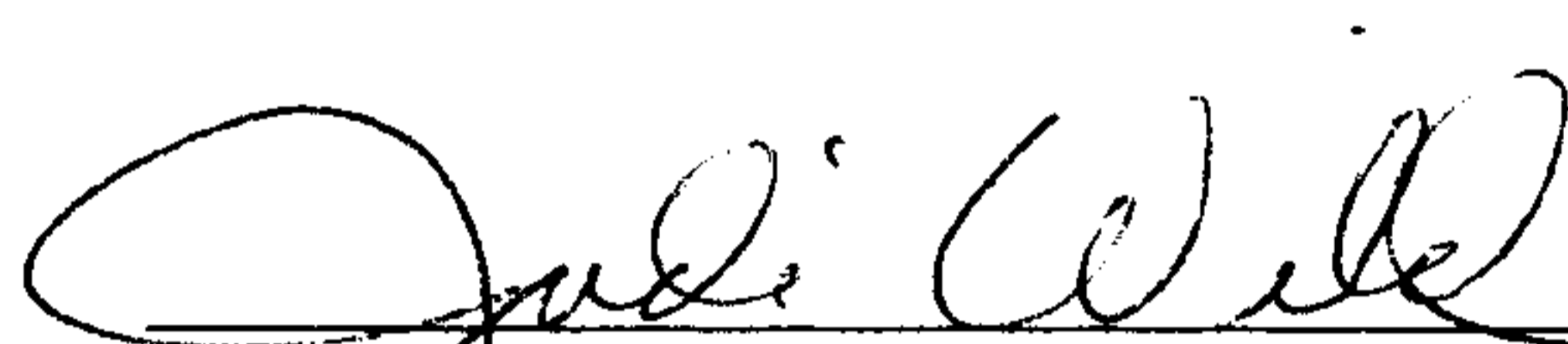
STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jack Fiorella III, whose name 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 executed the same voluntarily.


Given under my hand and official seal this the 22nd day of November, 2013.





Notary Public
My Commission Expires JUDI F WILD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUNE 1, 2016

Tax Notice to be sent to:
ER Holdings, Ltd.
Attn: Jack Fiorella III
3595 Grandview Parkway
Suite 150
Birmingham, Alabama 35243


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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: Jack Fiorella III Address: 3595 Grandview Parkway Suite 150 Birmingham, AL 35243 Property Address: <u>Lot 2702-405 Weatherly Club Dr.</u> <u>Lot 2719-473 Weatherly Club Dr.</u> <u>Pelham, AL 35124</u>	Grantee's Name: <u>ER Holdings, Ltd.</u> Address: 3595 Grandview Parkway Suite 150 Birmingham, AL 35243 Date of Sale: November _____, 2013 Total Purchase Price \$ _____ Or Actual Value \$ _____ Or Assessor's Market Value \$ <u>41,010.00</u>
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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 Appraisal Closing Statement
 Sales Contract 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

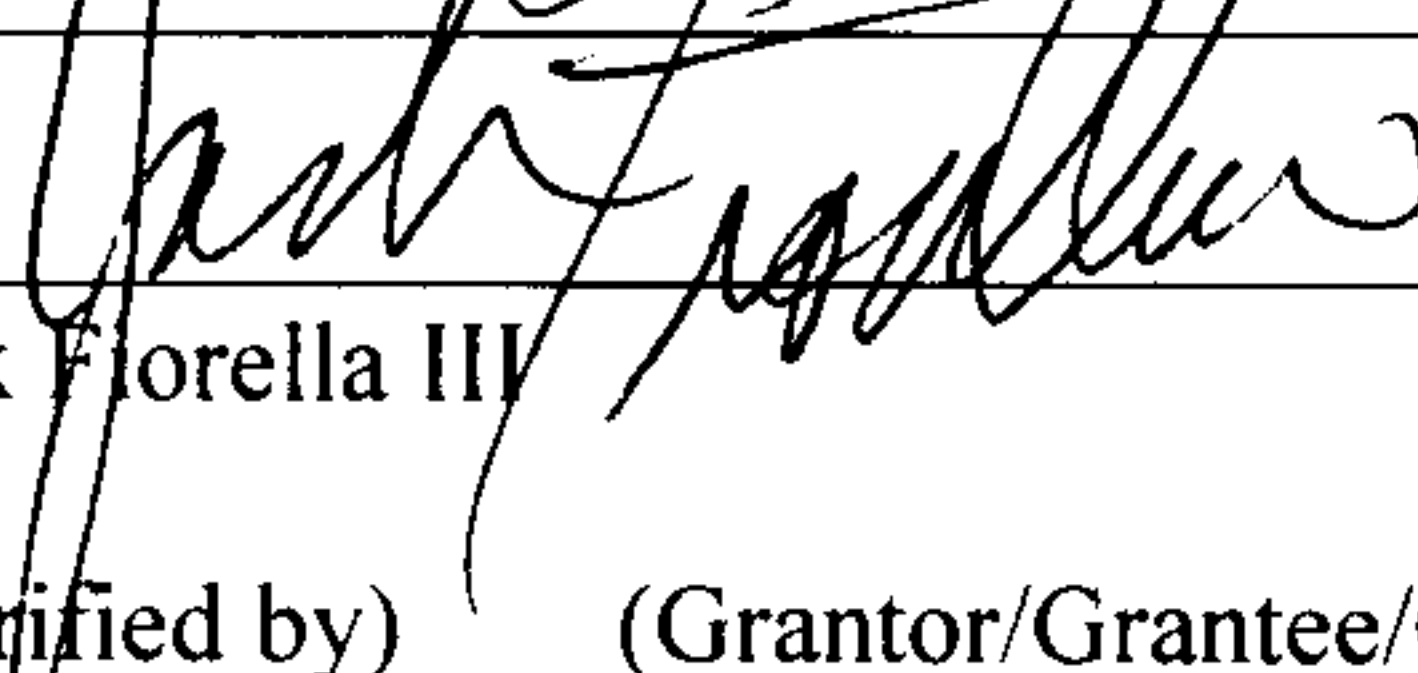
Date of Sale – the date on which interest to the property was conveyed.

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 § 40-22-2 (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 § 40-22-2 (h).

Date: _____, 2013 <input type="checkbox"/> Unattested _____	<div style="text-align: center;">  _____ Jack Fiorella III (verified by) (Grantor/Grantee/Owner/Agent) circle one </div>
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