


THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

R. Stephen Griffis  
R. Stephen Griffis, P.C.  
2100 Riverhaven Drive  
Suite 1  
Hoover, AL 35244-2532

Express Oil Change, LLC  
1880 South Park Drive  
Hoover, AL 35242

  
20131230000495370 1/5 \$115.00  
Shelby Cnty Judge of Probate, AL  
12/30/2013 12:03:18 PM FILED/CERT

### **WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of \$88,913.50 and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which is acknowledged:

PEAK, Inc. (herein referred to as Grantor), does grant, bargain, sell and convey unto

Express Oil Change, LLC. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**See attached Exhibit "A"**

Subject to those exceptions listed in Exhibit "B" hereto, and ad valorem taxes for the current year due and payable October 1, 2013, which are being paid by Purchaser at closing.

Mineral and mining rights not owned by Grantor are excepted.

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

And the Grantor does covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has caused his name to be signed on this the 20<sup>th</sup> day of December, 2013.

Shelby County, AL 12/30/2013  
State of Alabama  
Deed Tax: \$89.00

PEAK, Inc.

By: 

Name: Mark W. Bond

Title: President

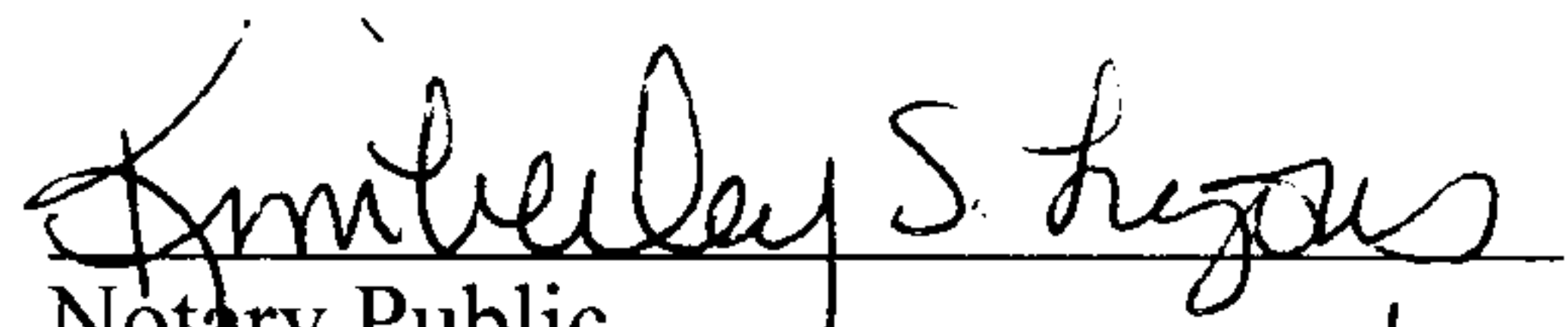
Date of Execution: 12-20-13

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark W. Bond** whose name is signed to the foregoing conveyance as Grantor, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority executed the same voluntarily as aforesaid on the day the same bears date.

Given under my hand and official seal this the 20 day of December, 2013.

(Seal)

  
Notary Public  
My Commission Expires: 6/8/14

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

### **INVERNESS LOCATION**

**Lot 10-A, according to a Resurvey of Lot 10, Cahaba Park South, as recorded in Map Book 11, page 89, in the Probate Office of Shelby County, Alabama. TOGETHER WITH rights or benefits granted in that certain Reciprocal Easement Agreement recorded in Real 38, Page 59, that certain Agreement recorded in Real 38, Page 71, that certain non-exclusive storm sewer recorded in Real 71, Page 994 and in the Declaration of Easements recorded in Real 71, Page 925, all in said Probate Office.**

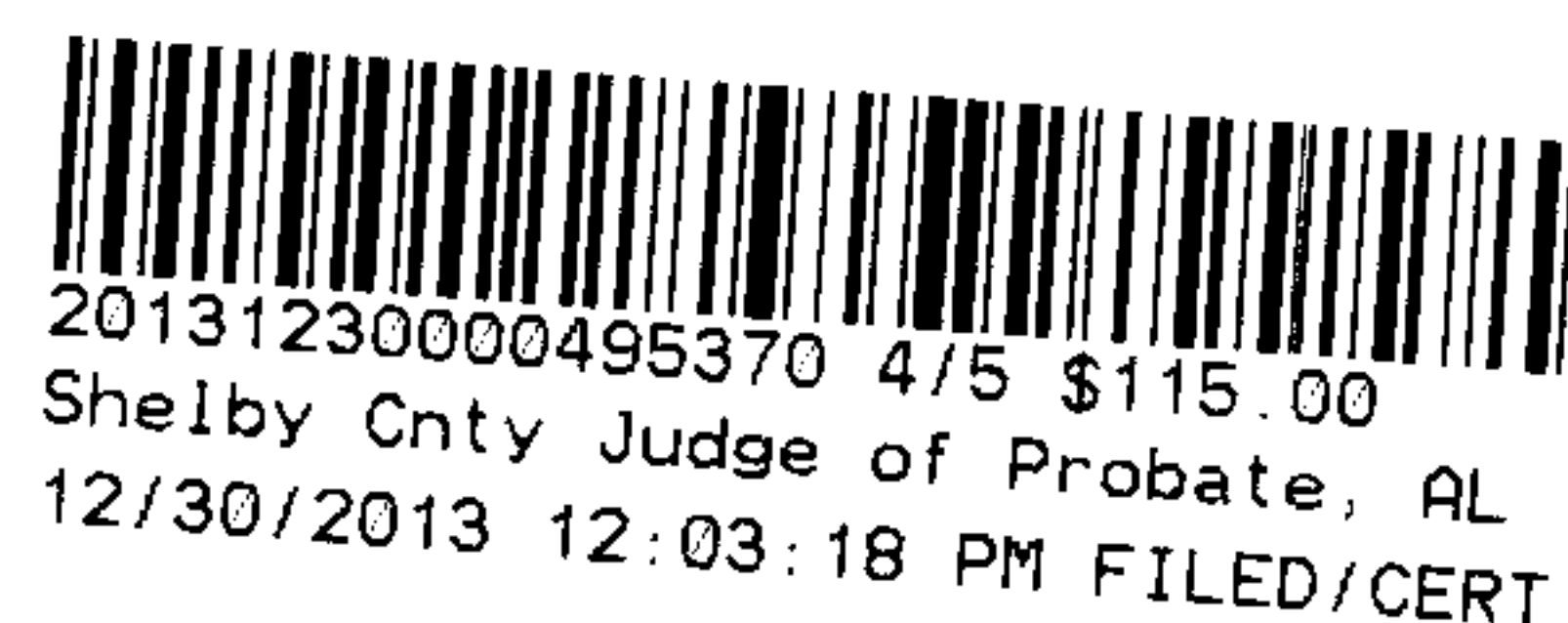


20131230000495370 3/5 \$115.00  
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## **EXHIBIT "B"**

### **Exceptions**

1. Easement(s) as shown by recorded map.
2. Transmission line permit to Alabama Power Company, recorded in Deed, 347 page 105; Real Record 067, page 559 and Real Record 182, page 539, in the Probate Office of Shelby County, Alabama.
3. Reciprocal Easement Agreement recorded in Real Record 038, page 59, in the Probate Office of Shelby County, Alabama.
4. Agreement with Investment Southeastern, Ltd. And Kovach-Eddleman Properties and 280 Associates, Ltd. Recorded in Instrument Real Record 038, page 71, in the Probate Office of Shelby County, Alabama.
5. Covenant and Agreement between Investment Southeastern, Ltd. And Kovach-Eddleman Properties and 280 Associates, Ltd. and the Water Works Board of the City of Birmingham recorded in Real Record 069, page 393, in the Probate Office of Shelby County, Alabama.
6. Declaration of Easements by Investment Southeastern, Ltd., dated 4/7/1986 and recorded in Real Record 071, page 925, in the Probate Office of Shelby County, Alabama.
7. Reservation of easements as shown in deed recorded in Real Record 160, page 841, in the Probate Office of Shelby County, Alabama.
8. Rights of adjoining owner of the South in and to the use of the South 7.5 feet of insured premises for driveway purposed, as established by agreement between Peak, Inc and Big Ben Inc dated 1/25/1988 and recorded in Real Record 170, page 262, in the Probate Office of Shelby County, Alabama.





# Real Estate Sales Validation Form

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

Grantor's Name Peak Inc  
Mailing Address 5310 Mountain  
Park Drive  
Indian Springs, AL 35124

Grantee's Name Express Oil Change LLC  
Mailing Address 1880 South Park Drive  
Hoover, AL 35244

Property Address 502 Cahaba Park Circle  
Birmingham, AL  
35242

Date of Sale December 2013  
Total Purchase Price \$ \_\_\_\_\_  
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

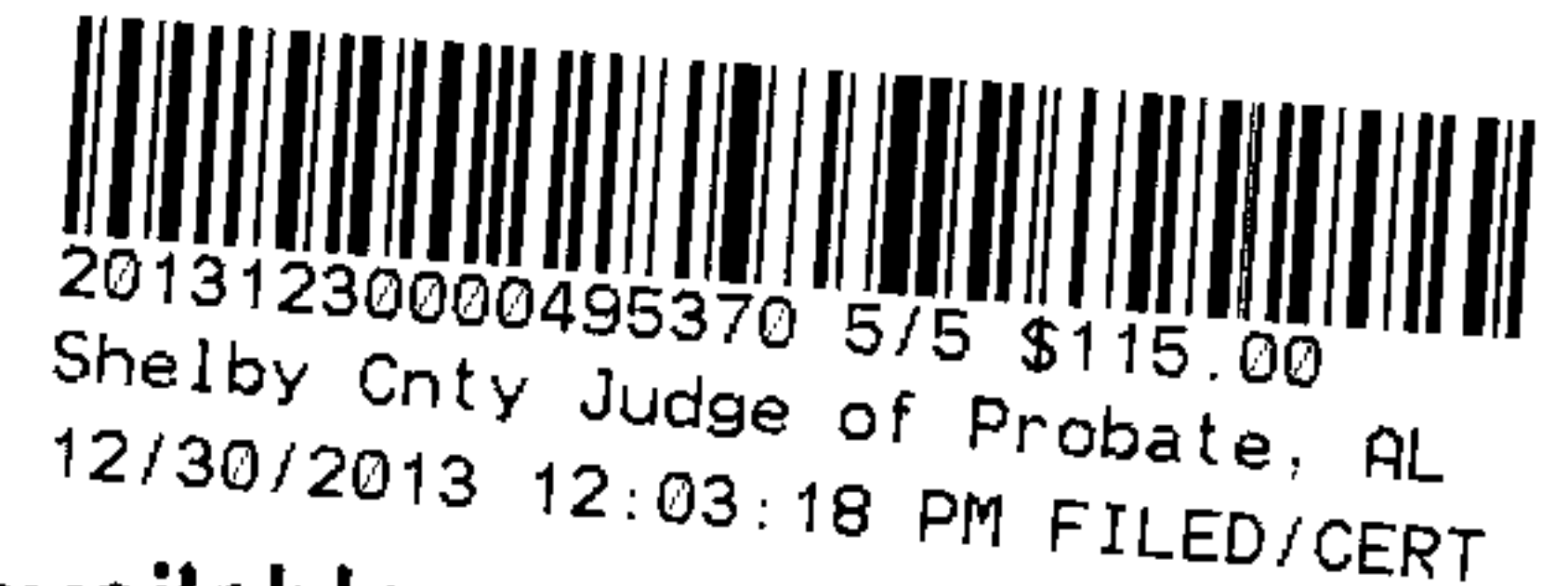
☐ Appraisal  
☐ Other

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 the interest in the 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 12-20-13

Print Kent Ferguson

Unattested

John A. Routledge Jr.  
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 20, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Form RT-1