

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of EIGHT HUNDRED THOUSAND and 00/100 Dollars (\$800,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, M & M, L.L.C., a business entity, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Kaliffa Oliveira, a married individual, and Paulo Santana, a married individual, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to:

1. Ad valorem taxes due and payable October 1, 2014 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;

\$739,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 6th day of February, 2014.

Shelby County, AL 02/07/2014
State of Alabama
Deed Tax: \$61.00


20140207000035570 1/4 \$84.00
Shelby Cnty Judge of Probate, AL
02/07/2014 01:11:00 PM FILED/CERT

M & M, L.L.C.

By: Matthew R. Moore

Matthew R. Moore

Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Matthew R. Moore, whose name as Member of M & M, L.L.C., a business entity, 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, as such Member and with full authority, executed the same voluntarily for and as the act of M & M, L.L.C. on the day the same bears date.

Given under my hand, this 6th day of February, 2014.

Molly Attomas
NOTARY PUBLIC

My Commission Expires 11-08-2015

Send Tax Notice To:

Kaliffa Oliveira

Paulo Santana

140 Commerce Court

Pelham, AL 35124

This Document Prepared By:

Gregory D. Harrelson, Attorney at Law

15 Southlake Lane, Ste 130

Birmingham, AL 35244

(205) 912-8251

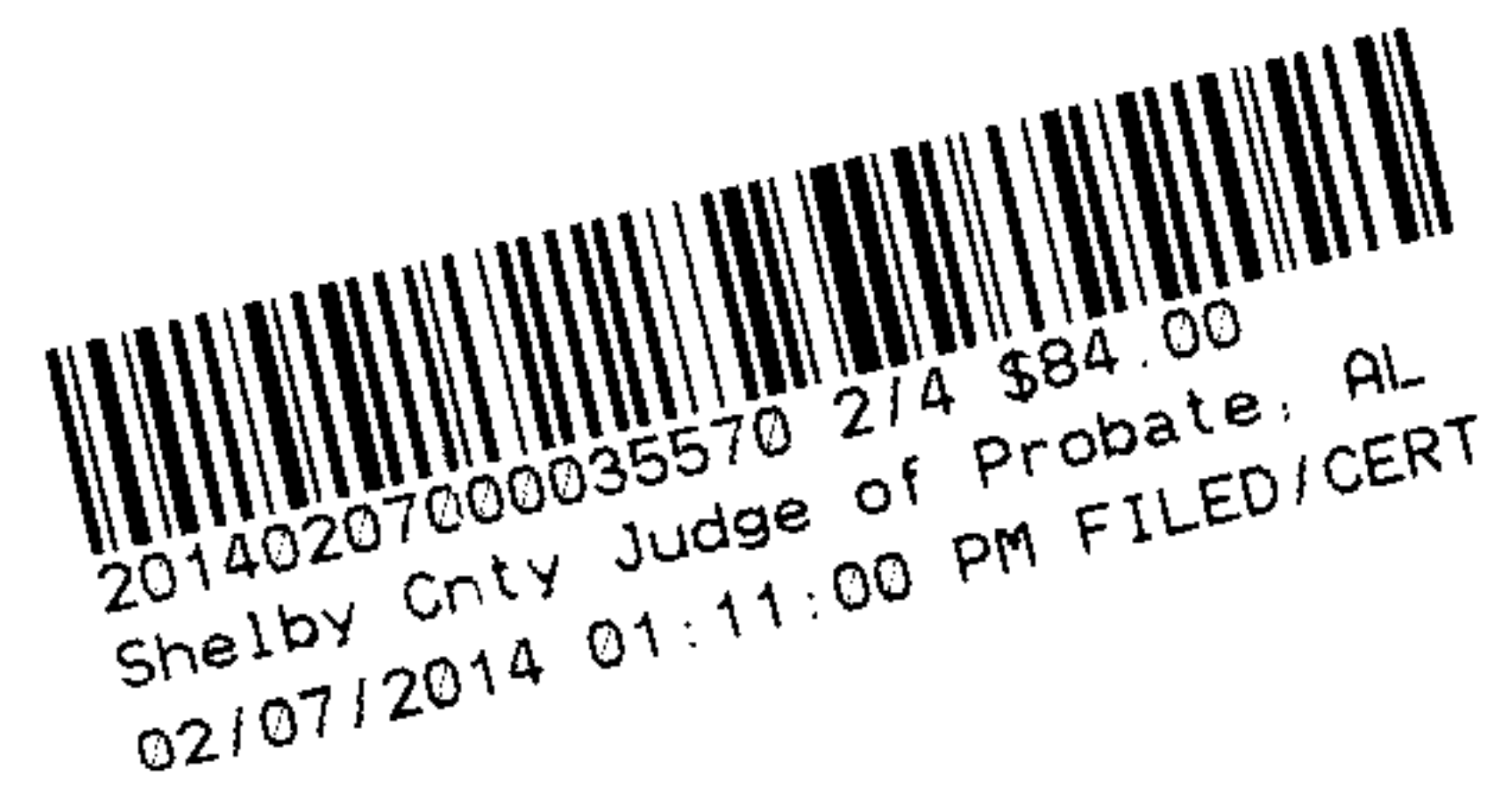


EXHIBIT A

A part of Lot 7 Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate in Shelby County, Alabama. Being located in the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the NE corner of Section 1, Township 19 South, Range 3 West, said point also being the NW corner of Section 6, Township 20 South, Range 2 West and lying on the westerly line of said Lot 7; thence in a southerly direction along the westerly line of said Lot 7 and said Section 6, a distance of 773.15 feet to the point of beginning; thence continue along last described course a distance of 503.15 feet to the northerly right of way line of Green Park Road; thence 90 degrees 50 minutes left in an easterly direction along said right of way line a distance of 55.68 feet to the beginning of a curve to the left having a central angle of 73 degrees 32 minutes 00 seconds and a radius of 94.93 feet; thence in a northerly direction along arc of said curve and right of way line a distance of 121.83 feet to end of said curve and the beginning of a curve to the right having a central angle of 23 degrees 18 minutes 00 seconds and a radius of 267.51 feet; thence in a northerly direction along said curve and right of way line a distance of 108.79 feet to end of said curve; thence in a northeasterly direction along said right of way line a distance of 302.0 feet; thence 73 degrees 56 minutes 57 seconds left in a northwesterly direction a distance of 278.31 feet to a point on the southerly right of way line of Commerce Court, said point being on a curve having a central angle of 84 degrees 42 minute 08 seconds and a radius of 50.0 feet; last described course being radial to said curve; thence in a westerly direction along said right of way line and along arc of said curve to the right a distance of 73.92 feet; thence in a southwesterly direction along a line radial to said curve a distance of 207.87 feet to the point of beginning; being situated in Shelby County, Alabama.,



20140207000035570 3/4 \$84.00
Shelby Cnty Judge of Probate, AL
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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 M+M LLC
Mailing Address 2597 Willow Brook Circle
Birmingham, AL 35242

Grantee's Name Kaliffa Oliveira + Paulo Santana
Mailing Address 190 Commerce Court
Pelham, AL 35124

Property Address 190 Commerce Court
Pelham, AL 35124

Date of Sale 2/6/14
Total Purchase Price \$ 800,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20140207000035570 4/4 \$84.00
Shelby Cnty Judge of Probate, AL
02/07/2014 01:11:00 PM FILED/CERT

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).

Date 2/6/14

Print Gregory D Haralbin

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1