

WARRANTY DEED

20140320000076400

03/20/2014 08:16:55 AM

DEEDS 1/5

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Brock Maddox, LLC
5167 Greystone Way
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten dollars and no/100 (\$10.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Brock & Maddox, LLC and J. Wayne Graves, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brock Maddox, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

Brock & Maddox, LLC was dissolved on September 8, 2010. J. Wayne Graves was the only member of said LLC.


This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor Brock & Maddox, LLC, by J. Wayne Graves, its Member and J. Wayne Graves who is authorized to execute this conveyance, has hereunto set my hand and seal this 18th day of March, 2014.


J. Wayne Graves


Brock & Maddox, LLC
By: J. Wayne Graves
Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Wayne Graves, whose name as Member of Brock & Maddox, LLC, a limited liability company, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 18th day of March, 2014.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 12, 2017


Notary Public
My Commission Expires: 02-12-17

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Wayne Graves, a married man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of March, 2014.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 12, 2017

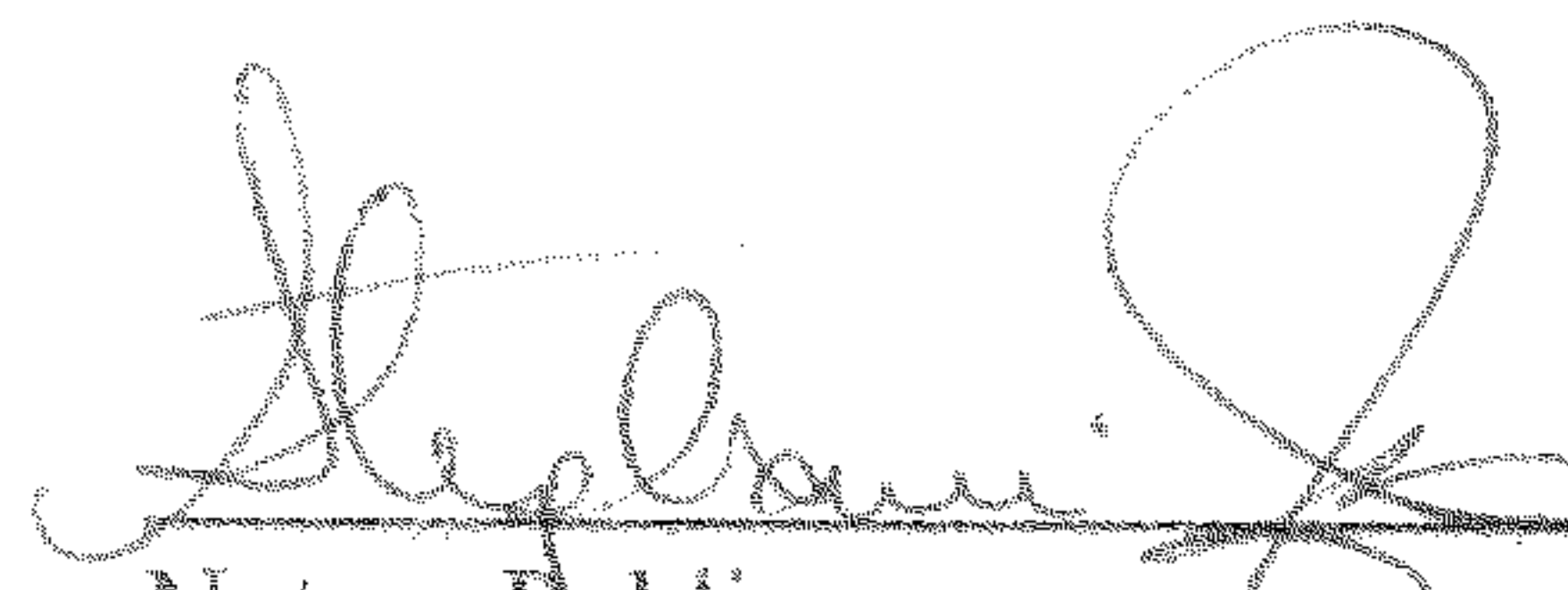

Notary Public
My Commission Expires: 02-12-17

EXHIBIT "A"

Lots 1, 2 & 3, according to the Survey of Inverness Office Center Site 8, as recorded in Map Book 40, Page 73, in the Probate Office of Shelby County, Alabama.

Also known as:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at an existing 1/2" rebar marking the point where the North line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 18 South, Range 2 West intersects the Southwesterly Right of Way of U.S. Highway No. 280 and run N88°24'26"W along same 800.90 feet to a point; thence S01°35'35"W 1009.92 feet to a point on the Southeasterly Right of Way of Inverness Center Parkway and the Point of Beginning of herein described Inverness Site - 8; thence from the Point of Beginning thus obtained run along said Southeasterly Right of Way of Inverness Center Parkway the following courses, N60°48'34"E, 119.04 feet to the Point of Curve of a curve to the left, having a radius of 64.00 feet and a central angle of 9°32'40", thence N56°02'14"E along the chord of said curve 10.65 feet to the Point of Tangent; thence N51°15'54"E, 101.00 feet to the Point of Curve of a curve to the right, having a radius of 1231.50 feet and a central angle of 2°49'33"; thence N52°40'40"E along the chord of said curve 60.73 feet to the Point of Tangent; thence N54°05'27"E, 45.16 feet to the Point of Curve of a curve to the right, having a radius of 108.50 feet and a central angle of 35°58'08"; thence N72°04'31"E along the chord of said curve 67.00 feet to the Point of Tangent; thence S89°56'25"E 64.37 feet to the Point of Curve of a curve to the right, having a radius of 56.00 feet and a central angle of 47°58'27"; thence S65°57'11"E, along the chord of said curve 45.53 feet to the Point of Tangent, being on the Southwesterly Right of Way of Inverness Center Place; thence continuing along said Southwesterly Right of Way of Inverness Center Place the following courses, S41 degrees 57' 58"E 20.37 feet to the Point of Curve of a curve to the left, having a radius of 225.00 feet and a central angle of 22°09'13"; thence S53°02'34"E along the chord of said curve 86.46 feet to the Point of Tangent; thence S64°07'10"E, 3.45 feet to the Point of Curve of a curve to the left, having a radius of 249.99 feet and a central angle of 3°56'50"; thence S66°05'35"E along the

EXHIBIT "A" continued

chord of said curve 17.22 feet to a point on said curve and the Northwestern corner of Inverness Office Center, Building 104; thence S39°01'39"W, leaving said Right of Way and running along the Northwestern line of said Building 104 112.82 feet; thence the following courses along said Northwestern line of Building 104; S17°58'27"E, 15.56 feet; thence S26°16'30"W, 44.95 feet; thence S63°52'31"W, 17.26 feet; thence S42°12'00"W, 44.95 feet to a point on the edge of water of Lake Heather, historically known as being the 496.00 elevation contour; thence the following courses along said edge of water, N02°34'00"W, 6.55 feet; thence S62°26'17"W, 33.63 feet; thence S60°24'47"W, 51.23 feet; thence S65°42'54"W, 34.61 feet; thence S44°39'42"W, 105.00 feet; thence N42°10'19"W, 20.09 feet; thence S01°22'45"W, 32.87 feet; thence S61°43'09"W, 11.86 feet; thence N64°16'55"W, 18.18 feet to an existing 5/8" rebar being the Southeasterly corner of Inverness Office Center, Site-28 (the Barber Companies property); thence leaving the edge of water of Lake Heather, the following courses along the Northeasterly line of said Site - 28, N36°50'25"W, 82.00 feet; thence N63°13'25"W, 100.81 feet; thence N30°25'11"W, 109.73 feet to the Point of Beginning

Real Estate Sales Validation Form

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

Grantor's Name Brock & Maddox, LLC
 Mailing Address J. Wayne Graves
5167 Greystone Way
Birmingham, AL 35242

Grantee's Name Brock Maddox, LLC
 Mailing Address 5167 Greystone Way
Birmingham, AL 35242

Property Address Lots 1, 2 & 3
Inverness Office Center Site 8
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 459,300.00

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 3/18/14

Print Stephanie Jones

Unattested _____

Sign Stephanie Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/20/2014 08:16:55 AM
 \$485.50 CHERRY
 20140320000076400

James W. Fuhrmeister