

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE

WHEN RECORDED PLEASE RETURN TO:

LUEDER, LARKIN & HUNTER, LLC

3525 PIEDMONT RD NE

BUILDING 6, STE 320

ATLANTA, GEORGIA 30305

WT-14-0070-B


20140402000094190 1/4 \$38.50
Shelby Cnty Judge of Probate, AL
04/02/2014 02:09:33 PM FILED/CERT

SEND TAX NOTICE TO:

NAME: BROOKHAVEN STUDIO, LLC

ADDRESS C/O TINA FOUNTAIN
1080 PEACHTREE STREET NE
ATLANTA, GA 30309

LIMITED WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

This Indenture made as of the 13TH day of MARCH, in the year TWO THOUSAND FOURTEEN between TINA W. FOUNTAIN AND RAY FOUNTAIN, as party or parties of the first part, hereinunder called Grantor, and BROOKHAVEN STUDIO, LLC, A GEORGIA LIMITED LIABILITY COMPANY, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Subject to taxes for 2014 and subsequent years, easements, restriction, rights of ways and permits of record.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TOGETHER with any and all easements, rights of way, appurtenances, or rights appurtenances, or rights appertaining or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right of way of any publicly dedicated street roadway or alleyway; and TOGETHER with any and all improvements, structures or fixtures located therein or thereon.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

Shelby County, AL 04/02/2014
State of Alabama
Deed Tax: \$15.50

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal or has caused the same to be executed under seal by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature] (SEAL)
Witness

[Signature] (SEAL)
TINA W. FOUNTAIN

[Signature] (SEAL)
Witness

[Signature] (SEAL)
RAY FOUNTAIN

State of Georgia
Fulton County

I, the undersigned authority, a Notary Public in and for the State of Georgia, hereby certify that Tina W. Fountain and Ray Fountain whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of MARCH, 2014.

[Signature]

Notary Public

My Commission Expires: 4/18/16

(SEAL)

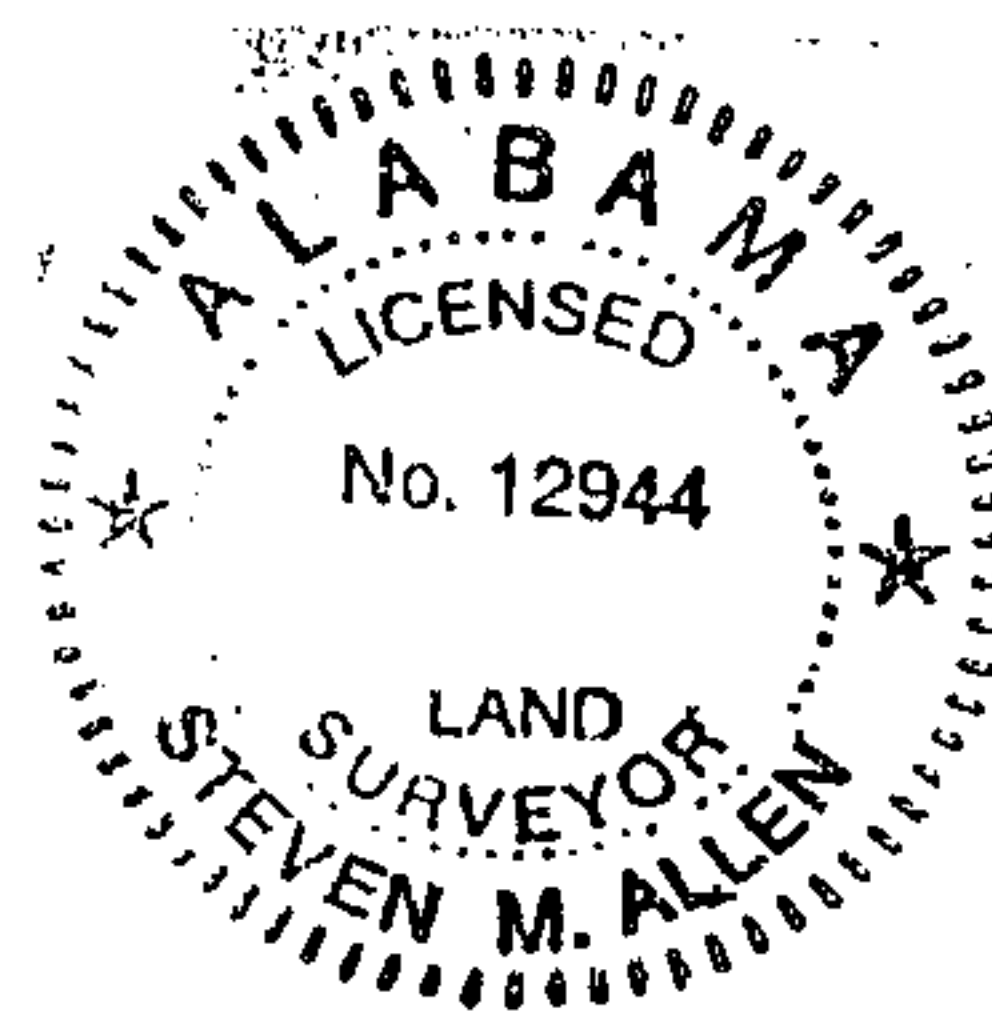


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EXHIBIT "A"



20140402000094190 3/4 \$38.50
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STATE OF ALABAMA
COUNTY OF SHELBY

I, S.M. Allen, A Licensed Land Surveyor in the State of Alabama hereby certify that this is a true and correct Plat of my survey as shown and described hereon; That there are no visible encroachments of any kind upon the subject property except as shown hereon excluding utility service lines, wires, poles or pipes that serve the subject property only or that are within dedicated easements or rights of way; I further certify that this survey and this Plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Beginning at the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 south, Range 1 east, Shelby County, Alabama and run thence North 00 degrees 17 minutes 04 seconds West along the west line of said quarter-quarter section a distance of 170.05' to a found rebar corner; Thence run North 08 degrees 12 minutes 17 seconds East a distance of 144.09' to a found rebar corner on the south margin of Alabama Highway No. - 25; Thence run South 78 degrees 27 minutes 45 seconds East along said margin of said Highway No- 25 a distance of 319.92' to a found rebar corner; Thence run South 70 degrees 56 minutes 49 seconds West a distance of 192.53' to a found open top pipe corner; Thence run South 06 degrees 44 minutes 52 seconds West a distance of 328.65' to a found rebar corner; Thence run South 87 degrees 03 minutes 37 seconds West a distance of 115.55' to a found rebar corner on the west line of the southeast quarter of the northeast quarter of same said section 10; Thence run North 01 degree 06 minutes 08 seconds East along said quarter-quarter line a distance of 146.50' to the point of beginning, containing 1.58 acres, more or less.

According to my survey of August 6, 2001


S.M. Allen Alabama Licensed Land Surveyor No. 12944

Real Estate Sales Validation Form

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

Grantor's Name TINA W FOUNTAIN AND RAY FOUNTAIN Grantee's Name BIRDOCK HAVEN STUDIO, LLC
Mailing Address 1080 PEACHTREE ST. NE Mailing Address 1080 PEACHTREE ST. NE
ATLANTA, GA 30309 ATLANTA, GA 30309

Property Address N/A

Date of Sale 3/13/2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 15,160.00



20140402000094190 4/4 \$38.50
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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
☐ Sales Contract ☒ Other TAX ASSESSOR'S VALUATION
☐ Closing Statement

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 3/13/14

Print TRAVIS BRETT PITTMAN, ESQ

☒ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one