

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Bond & Harkins Properties, LLC

*1052 Greystone Cove DR
Birmingham AL 35242*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,


SHELBY COUNTY

That in consideration of One Hundred Thirty-Six Thousand And 00/100 Dollars (\$136,000.00) to the undersigned, Urban Financial Group, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Bond & Harkins Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 65, according to the Final Plat of Holland Lakes, Sector One as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama (the "Property"). Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument Number 2005046000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Right of way to Southern Natural Gas as recorded in Deed Book 90, pages 281 and 461 in said Probate Office.
4. Easement to Postal Telegraph Cable Company as recorded in Deed Book 90, pages 36 and 40 in said Probate Office.
5. Easement to AT & T as recorded in Deed Book 168, page 476 in said Probate Office;
6. Title to all oil, gas and minerals within the underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 303, Page 226 in said Probate Office.
7. Agreement for water line easement as set out in Instrument No. 1993-22320 in said Probate Office.
8. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113, Page 52; Deed Book 113, Page 95; Deed Book 107, Page 533; Deed Book 102, Page 205; Deed Book 141, Page 506; Deed Book 170, Page 262; Deed Book 55, Page 454 and Deed Book 92, Page 437 in said Probate Office.
9. Right of way to Shelby County as recorded in Deed Book 167, Page 462, 465 and 467; Deed Book 169, Page 59; Deed Book 271, Page 748; Deed Book 256, Page 868; and Deed Book 102, Page 419 in said Probate Office.
10. Right of way to Colonial Pipeline as recorded in Deed Book 269, Page 203 in said Probate Office.
11. Easement to City of Pelham as recorded in Deed Book 337, Page 525 in said Probate Office.
12. Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek.
13. Less and except any portion lying within Buck Creek.
14. Easement to City of Pelham for sewer as recorded in Instrument No. 1999-18787 in said Probate Office.
15. Easement to South Central Bell Telephone Company as recorded in Real Book 20, Page 150 in said Probate Office.
16. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20040910000506170 in said Probate Office.


20140513000143860 1/3 \$156.00
Shelby Cnty Judge of Probate, AL
05/13/2014 10:50:38 AM FILED/CERT

Shelby County, AL 05/13/2014
State of Alabama
Deed Tax: \$136.00

17. Restrictive Covenants recorded in Instrument #20050602000267270, Instrument #20050425000196100; Instrument #20050602000267270 and Instrument #20050426000199570.
18. Building lines, covenants, conditions, reservations, restrictions, rights of ways and limitations affecting the land.
19. Restrictions as shown on recorded plat.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2nd day of ^{MAY}~~April~~, 2014.

Urban Financial Group, Inc., by Celink as Attorney in Fact

By: Jane Ward

Its AVP Celink

STATE OF

Michigan

COUNTY OF

Clinton


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane Ward, whose name as Assistant Vice President of Celink, Attorney in Fact for Urban Financial Group, Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2d day of ^{MAY}~~April~~, 2014.

Theresa M. Wohlfert
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2014-000006

THERESA M. WOHLFERT
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF IONIA
My Commission Expires September 10, 2017
Acting in the County of Clinton


20140513000143860 2/3 \$156.00
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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 Urban Financial Group, Inc.
Mailing Address 3 Piedmont Center, Ste 300,
Atlanta, GA 30305

Grantee's Name Bond & Harkins Properties, LLC
Mailing Address 5310 Mountain Park Drive
Indian Springs, AL 35124
1052 Gregstone Cove DR
Birmingham AL 35242

Property Address 117 Holland Trail
Pelham, AL 35124

Date of Sale 05/07/2014
Total Purchase Price \$136,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ 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 05/07/2014

☐ Unattested

(verified by)

Print Bond & Harkins Properties LLC

Sign [Signature]
Grantor/Grantee/Owner/Agent circle one



20140513000143860 3/3 \$156.00
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Form RT-1