

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124

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## WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Nine Hundred Thousand and no/100's Dollars (\$900,000.00)** and other good and valuable consideration to the undersigned grantor,

**Keith Development, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Eddleman Capital II, LLLP**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**A part of the Northeast one-fourth of the Southeast one-fourth of Section 25, Township 19 South, Range 1 West, and Northwest one-fourth of the Southwest one-fourth of Section 30, Township 19 South, Range 1 East, Shelby, County, Alabama, being more particularly described as follows;**

**Commence at the Southeast corner of Section 25, Township 19 South, Range 1 West, Shelby, County, Alabama; thence proceed North 00° 17' 20" West along the East boundary of said section for a distance of 1520.52 feet to the point of beginning. From this beginning point proceed North 89° 52' 13" West for a distance of 206.43 feet; thence proceed South 40° 16' 32" West for a distance of 93.28 feet; thence proceed North 54° 20' 45" West for a distance of 120.47 feet to the P. C. of a concave curve left having a delta angle of 72° 25' 02" and a radius of 345.60 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 89° 26' 44" West, feet 408.31 feet to the P. T. of said point also being the P. C. of a concave curve right having a delta angle of 25° 28' 54" and a radius of 535.06 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 66° 56' 45" West, 236.01 feet to the P. T. of said curve; thence proceed North 42° 24' 39" West for a distance of 127.72 feet; thence proceed South 88° 25' 47" West for a distance of 245.90 feet to a 5/8" rebar (Jon P. Strength, PLS 21181), said point being located on the West boundary of the Northeast one-fourth of the Southeast one-fourth of said Section 25; thence proceed North 00° 19' 32" West along the West boundary of said quarter-quarter section for a distance of 845.76 feet to a 6" x 6" concrete monument in place, said point being located on the Southerly right-of-way of U. S. Highway 280; thence proceed South 87° 36' 43" East along the right-of-way of said highway for a distance of 128.92 feet to a 5/8" rebar in place (Strength); thence proceed North 86°**

Shelby County, AL 05/29/2014

State of Alabama

Deed Tax: \$900.00



20140529000162000 1/4 \$923.00

Shelby Cnty Judge of Probate, AL

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CLAYTON T. SWEENEY, ATTORNEY AT LAW



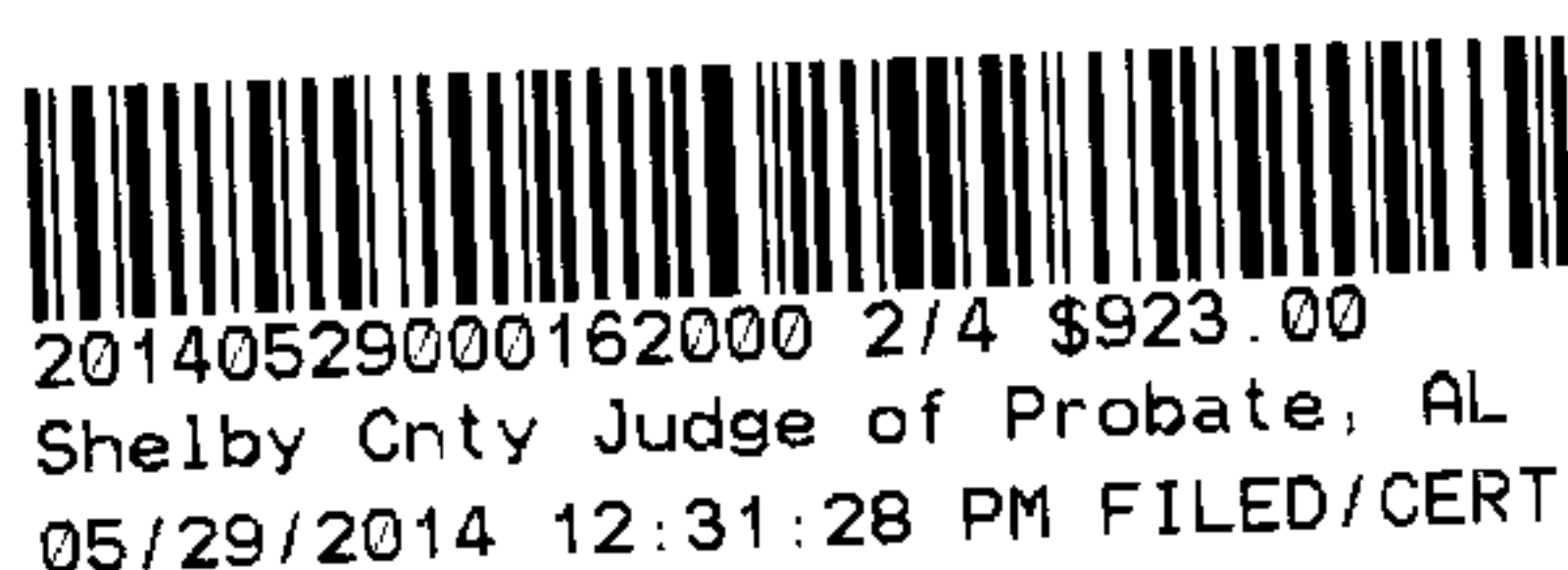
49' 13" East along the right-of-way of said highway for a distance of 100.42 feet to a 5/8" rebar in place (Jon P. Strength, PLS 21181); thence proceed South 87° 21' 18" East along the right-of-way of said highway for a distance of 599.80 feet; thence proceed South 86° 53' 10" East along the right-of-way of said highway for a distance of 1199.50 feet to a 5/8" rebar in place (Jon P. Strength, PLS 21181), said point also being the P. C. of a concave curve right having a delta angle of 1° 36' 13" and a radius of 22768.31 feet; thence proceed Southeasterly along the curvature of said curve and along the right-of-way of said highway for a chord bearing and distance of South 84° 07' 30" East, 637.22 feet to a point on the East boundary of the Northwest one-fourth of the Southwest one-fourth of Section 30, Township 19 South, Range 1 East; thence proceed South 00° 25' 29" East along the East boundary of said Northwest one-fourth of the Southwest one-fourth for a distance for 890.18 feet; thence proceed North 87° 18' 23" West for a distance of 1012.54 feet; thence proceed North 16° 50' 06" East for a distance of 170.43 feet; thence proceed North 89° 52' 13" West for a distance of 377.58 feet to the point of beginning.

LESS AND EXCEPT THE right-of-way for Chelsea Park Drive as recorded on Map Book 34 at Page 21-A and also the BellSouth Mobility 35 foot ingress and egress easement as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst#200408160000457750.

Subject to:

1. Taxes for the year 2014 and subsequent years.
2. Easements and Restrictions recorded in Map Book 43, Page 98.
3. Easement to Alabama Power Company recorded in Inst. No. 20050802000390130, Inst. No. 20051031000564050 and Inst. No. 20050203000056210.
4. Easements, covenants, conditions, restrictions and reservations contained in easement agreement as set forth in Inst. No. 20040816000457750.
5. Easement to City of Chelsea for water and sewer as recorded in Inst. No. 200401120000033550.
6. Easement to South Central Bell Telephone Co. and Bellsouth Mobility Easement as recorded in Real 322, Page 197.
7. Less and except any part of subject property lying within any road right-of-way.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
9. Easement to Plantation Pipeline as recorded in Deed Book 253, Page 324.
10. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Four Articles of Incorporation as recorded in Inst. No. 20041223000699650.
11. Terms and conditions of easement and right of way recorded in Inst. No. 2000-4454.
12. Twenty foot common area easement and road as shown on Map Book 34, Page 21.
13. Release of damages as recorded in Inst. No. 20110915000274000.
14. Covenants, conditions, restrictions, reservations, easements, liens for assessments and the establishment of the Architectural Review Committee as contained in that certain Declaration of Covenants, Conditions and Restrictions for Chelsea Park Commerce Center as recorded in Inst. No. 20110906000262680.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

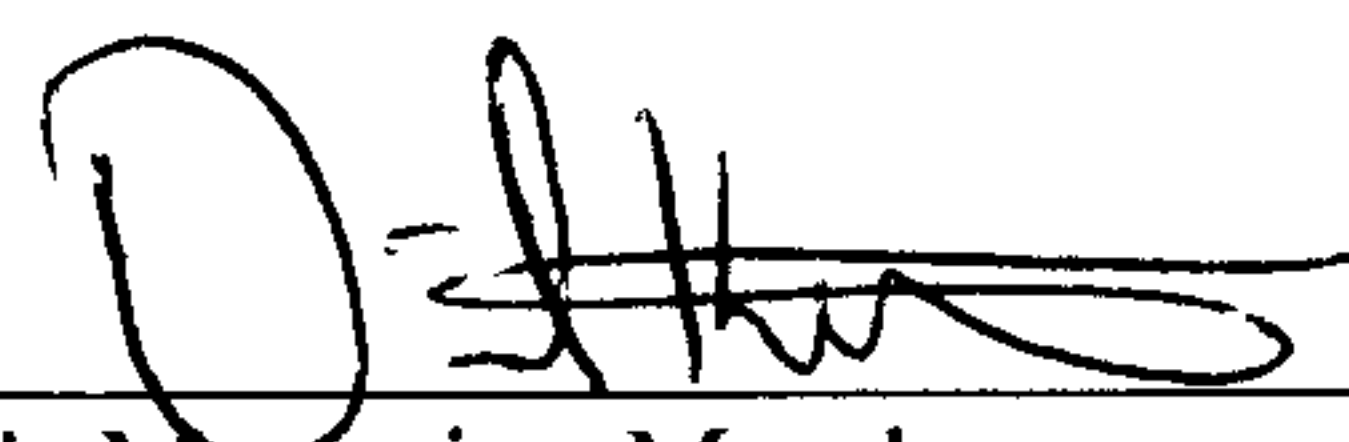


And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as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

IN WITNESS WHEREOF, the said grantor, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 22nd day of May, 2014.

ATTEST:

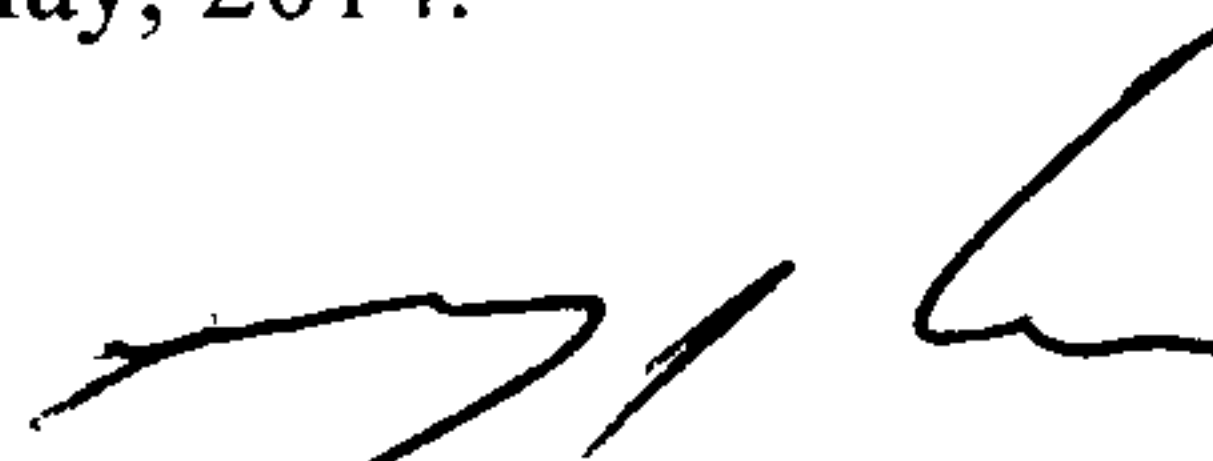
Keith Development, LLC

  
\_\_\_\_\_  
It's Managing Member

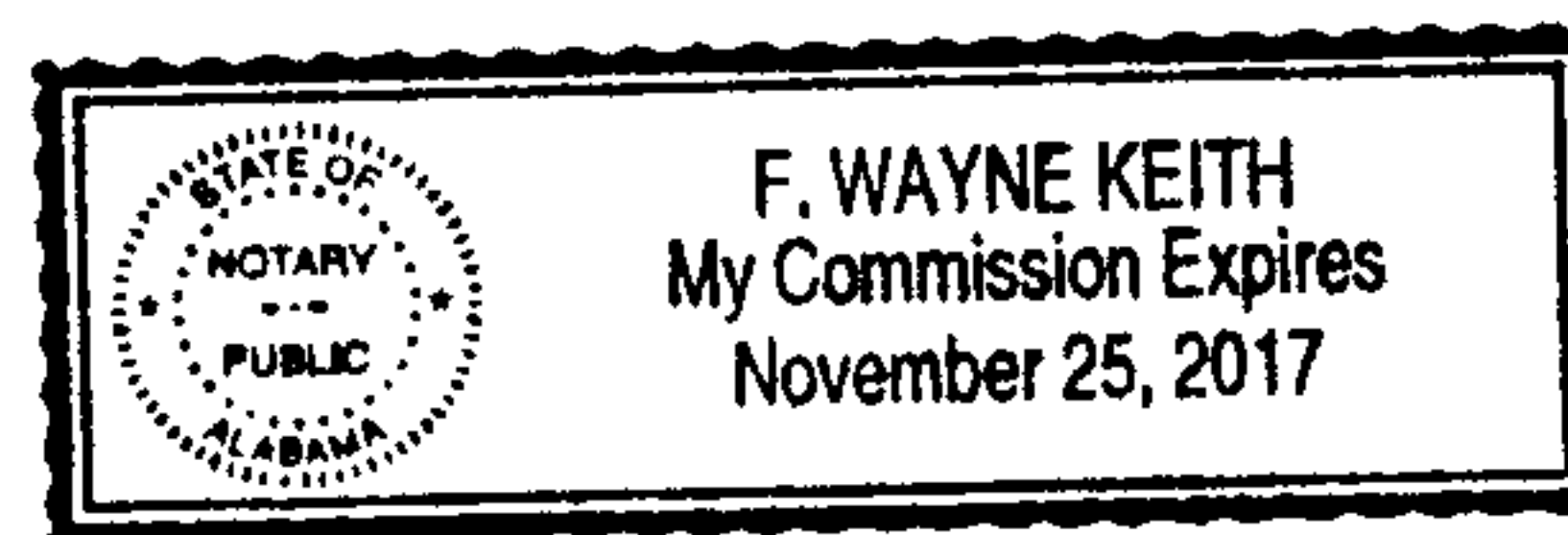
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David B. Keith, as Managing Member of Keith Development, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 22nd day of May, 2014.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Eddleman Capital II, LLLP  
2700 Highway 280, Suite 425  
Birmingham, Alabama 35223



  
20140529000162000 3/4 \$923.00  
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: Keith Development LLC  
Mailing Address: 1964 Montevallo Road  
Leeds, Alabama 35094  
Grantee's Name: Eddleman Capital II LLLP  
Mailing Address: 2700 Highway 280, Suite 425  
Birmingham, Alabama 35223  
Property Address: See legal description on deed  
Date of Sale: May 22, 2014  
Total Purchase Price \$ 900,000.00

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		Appraisal
Sales Contract	x	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.

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: May 22, 2014

x

Sign

verified by F. Wayne Keith-Attorney

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