



20140627000194890 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/27/2014 10:06:09 AM FILED/CERT

SEND TAX NOTICES TO:

INTEGRACARE PROPERTIES, LLC

Attn: Tammy Stephenson

100 Perry Hill Road

Montgomery, Alabama 36109

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Sixty Thousand and 00/100 Dollars (\$560,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, ALOHA PARTNERS, LLC (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto INTEGRACARE PROPERTIES, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

561,000.00

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24 day of June, 2014.

ALOHA PARTNERS, LLC

By: 

Print Name: Matthew S. Patel

Title: Member and Manager





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STATE OF OHIO

Union COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew S. Patel, whose name as Manager of ALOHA PARTNERS, LLC, an Ohio limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 24 day of June, 2014.



NOTARY PUBLIC

My Commission Expires: November 8, 2017

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

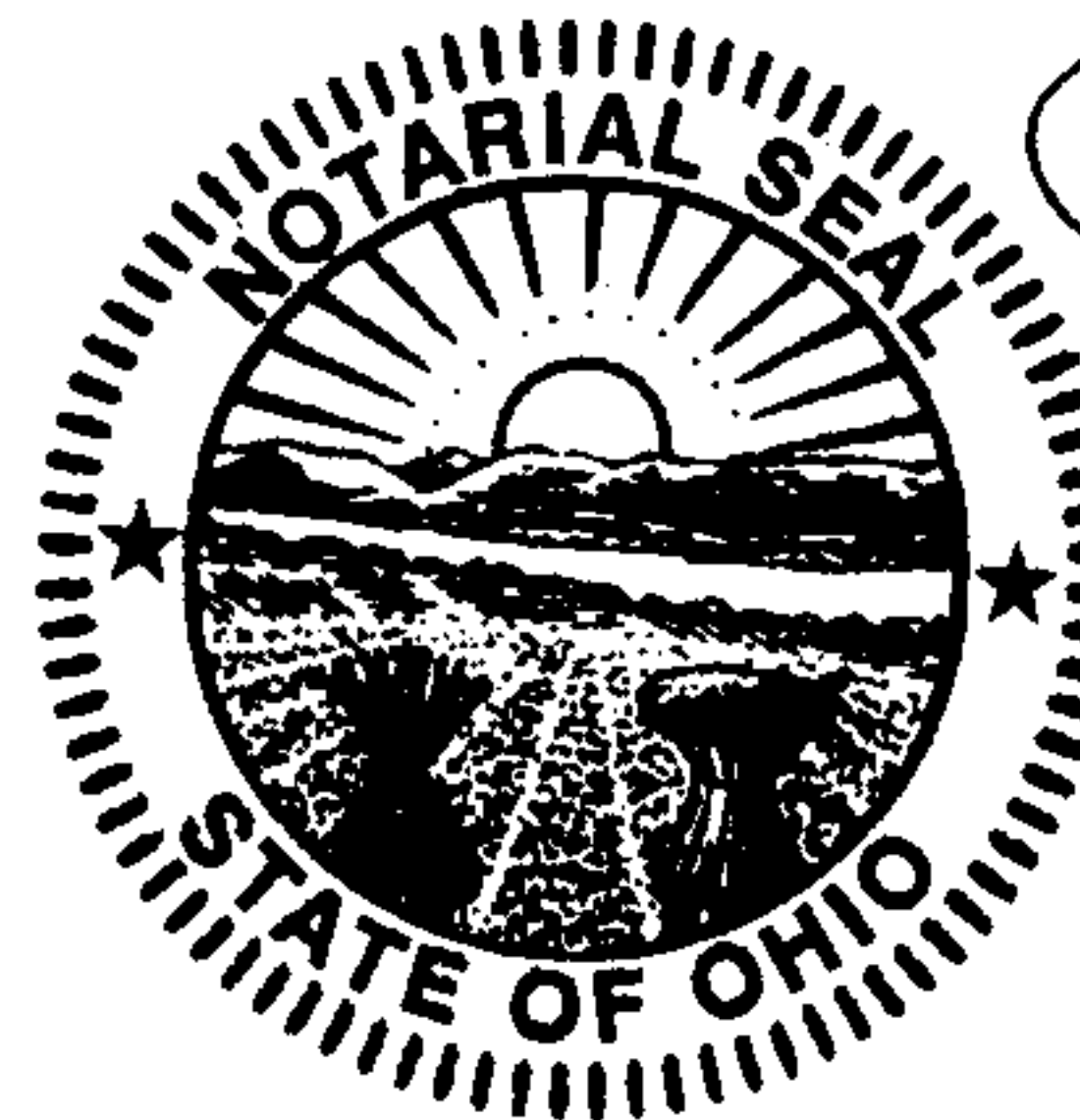
William C. Brown

Engel, Hairston, & Johanson P.C.

P.O. Box 11405

Birmingham, AL 35202

(205) 328-4600



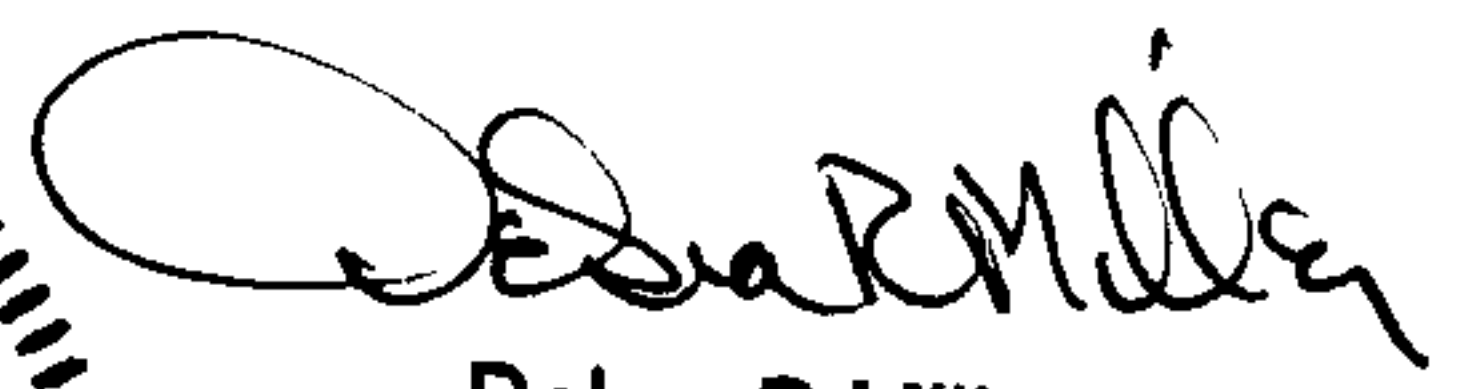

Debra R Miller
Notary Public
State of Ohio
My Commission Expires
11-8-17

EXHIBIT "A"

Lot C, according to a Resurvey of Site 11, Shelby West Corporate Park, Phase I, Sites 1, 2, and 11 Survey, as recorded in Map Book 30, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- i) taxes and assessments for the year 2014, a lien but not yet payable;
- ii) building lines and easements as shown by recorded map;
- iii) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 352, page 805 and Real Record 270, page 714;
- iv) Transmission line permit to Alabama Power company recorded in Deed Book 57, page 373 and as shown on map recorded in Map Book 28, Page 97, and Map Book 27, Page 61;
- v) Terms and conditions recorded in Instrument #20050801000383430;
- vi) Covenant to run with the land as recorded in Instrument # 20030930000657490; and
- vii) Coal, oil, gas and mineral and mining rights which are not owned by Grantor.

Real Estate Sales Validation Form

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

Grantor's Name IntegraCare Properties, LLC
Mailing Address 100 Perry Hill Road
Montgomery, AL 36109

Grantee's Name Aloha Partners, LLC
Mailing Address 8000 Corporate Blvd.
Plain City, Ohio 43064

Property Address 199 Corporate Woods Drive
Alabaster, AL 35007

Date of Sale June 24, 2014
Total Purchase Price \$ 560,000.00

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 June 24, 2014

Print Matthew S Patel (Member and Manager), Aloha Partners, LLC

☐ Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one