

QUITCLAIM DEED

20140630000197260 1/3 \$2727.00
Shelby Cnty Judge of Probate, AL
06/30/2014 10:52:12 AM FILED/CERT

SEND TAX NOTICE TO:

Cahaba Valley Shopping Center LLP
Attn: John L. Galbreath, Jr.
416 South 28th Street
Birmingham, Alabama 35233

STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, JOHN L. GALBREATH, SR., a married man, JOHN L. GALBREATH, JR. a married man and CATHY ANN GALBREATH, an unmarried woman (the Grantors), the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, bargains, sells, and conveys to Cahaba Valley Shopping Center, LLP, a limited liability partnership hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE ¼ of the NW ¼ and the NW ¼ of the NW ¼ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NE ¼ of the NW ¼ of said Section 36, and run 129.37 feet Easterly along the South line thereof and the Southerly right-of-way of U.S. Highway 280 to the point of beginning; thence turn 144 deg. 16 min. 05 sec. to the left and run 303.96 feet Northwesterly along the Northeasterly right of way line of U.S. Highway 280 to a point; thence turn 90 deg. 02 min. 43 sec. to the right and run 211.26 feet Northeasterly to a point; thence turn 90 deg. 01 min. 01 sec. to the right and run 596.61 feet Southeasterly to a point on the South line of said NE ¼ of the NW ¼; thence turn 144 deg. 14 min. 34 sec. to the right and run 360.68 feet Westerly along the South line of said NE ¼ of the NW ¼ to the point of beginning; being situated in Shelby County, Alabama.

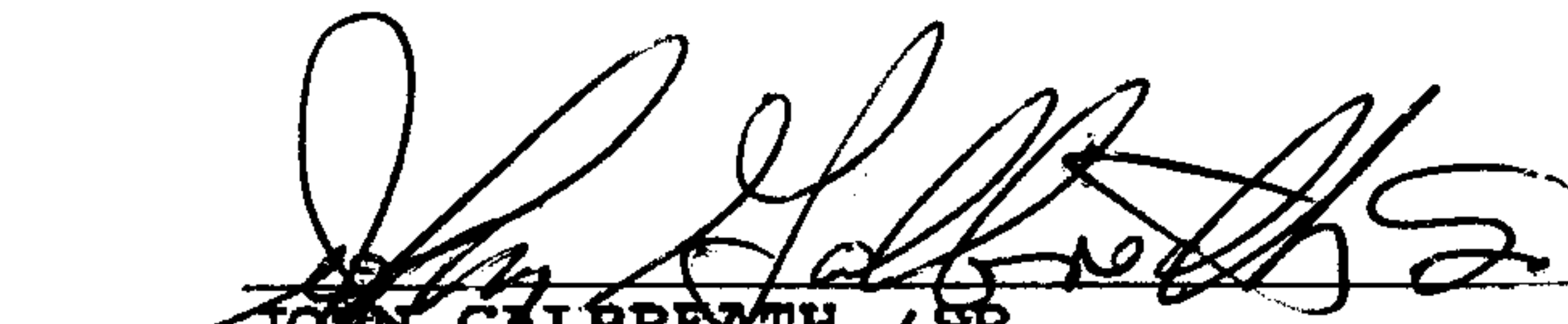
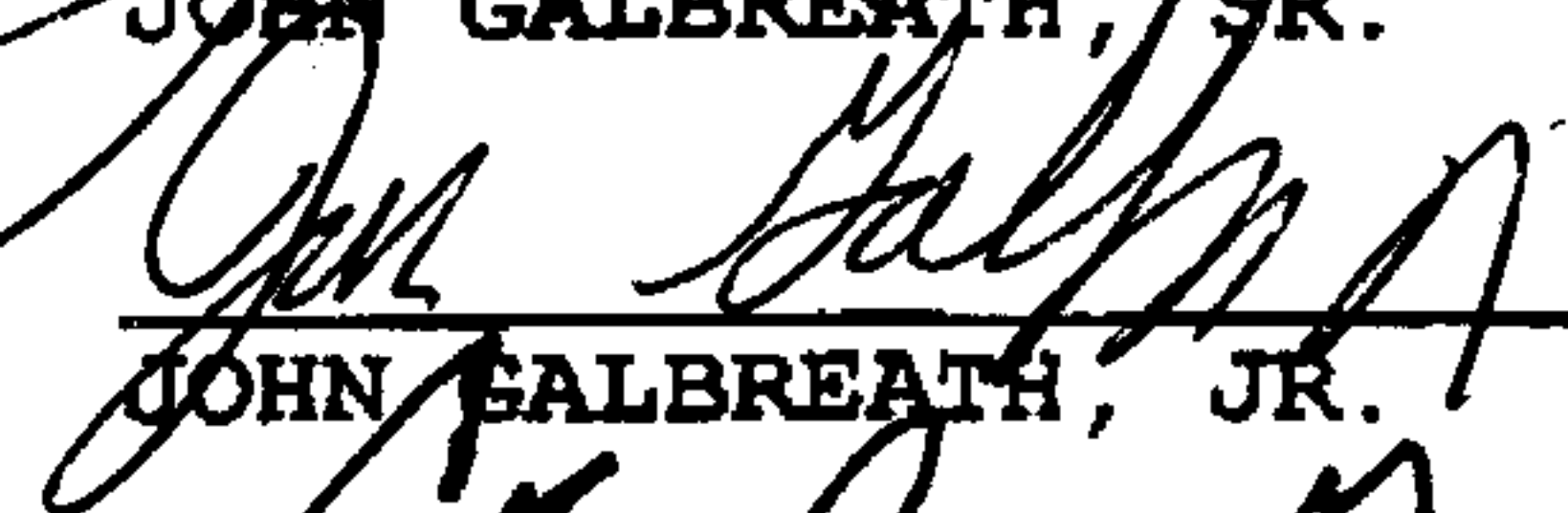
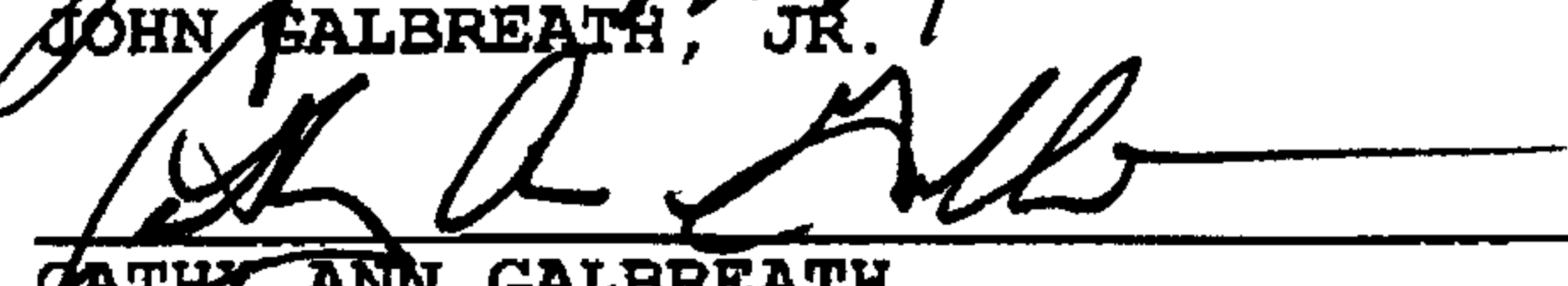
Subject to:

1. Restriction and covenants recorded at Real Vol. 94, page 366;
2. Right of way to Alabama Power Company recorded at Vol. 103, page 39; Vol.182, page 328; Vol. 285, page 292;
3. Agreement recorded in Misc Vol. 48, page 732 and Real Vol. 269, page 961, all in the Office of the Probate Court of Shelby County, Alabama.

***NOTE: NO TITLE SEARCH WAS PERFORMED. INFORMATION PROVIDED BY GRANTORS.
*** SAID PROPERTY IS NOT THE HOMESTEAD OF ANY OF THE GRANTORS.

TO HAVE AND TO HOLD to said Grantee its assigns and successors forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of SEPTEMBER, 2012


JOHN GALBREATH, SR.

JOHN GALBREATH, JR.

CATHY ANN GALBREATH

Shelby County, AL 06/30/2014
State of Alabama
Deed Tax: \$2707.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County, in said State, hereby certify that, **JOHN L. GALBREATH, SR.**, a married man, in fact whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of SEPT, 2012.


Notary Public

My Commission Expires: 12-24-14

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County, in said State, hereby certify that, **JOHN L. GALBREATH, JR.**, a married man, in fact whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of SEPT, 2012.


Notary Public

My Commission Expires: 12-24-14

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, _____, a Notary Public (in and for said County, in said State, hereby certify that, **CATHY ANN GALBREATH**, ~~a married man~~, ^{AN UNMARRIED WOMAN} in fact whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of SEPT, 2012.


Notary Public

My Commission Expires: 12-24-14

THIS INSTRUMENT PREPARED BY:
ANN S. DERZIS
Attorney at Law
2450 Valleydale Road
Birmingham, Alabama 35244
(205) 980-0965


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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 JOHN GALBREATH JR.
Mailing Address 2181 GRAND MILK RD
IRONDALE, AL 35212

Grantee's Name CAHABA PLAZA SHOPPING CENTER
Mailing Address 416 SOUTH 28TH ST
BIRMINGHAM, AL 35233

Property Address CAHABA PLAZA SHOPPING CENTER
4643 HIGHWAY 280 WEST
BIRMINGHAM, AL 35242

Date of Sale SEPTEMBER 25, 2012

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 2,706,660⁰⁰ (2012)

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

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 6/27/14

Print JOHN GALBREATH JR.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1