

This instrument was prepared by:

William A. Anderson, III  
Kennon Craver, PLLC

Once recorded, please return to:

Stewart Title Guaranty Company  
5935 Carnegie Blvd, Suite 301  
Charlotte, NC 28209

20140702000199770 1/4 \$1706.00  
Shelby Cnty Judge of Probate, AL  
07/02/2014 11:18:29 AM FILED/CERT

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

)

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of One Million Six Hundred Eighty Two Thousand Five Hundred Thirty Three and No/100 Dollars (\$1,682,533.00) to the undersigned, **HILL/GRAY SEVEN, L.L.C.**, a Florida limited liability company, (the "Grantor"), with a mailing address of 1350 City View Center, Oviedo, FL 32765 in hand paid by **ARCP BS PELHAM AL, LLC**, a Delaware limited liability company (the "Grantee"), with a mailing address of 7621 Little Avenue, Suite 200, Charlotte, NC 28226, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in SHELBY County, Alabama, and more particularly described on the attached Exhibit "A".

SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

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

And subject to the foregoing, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

\* \* \* \* \*

Shelby County, AL 07/02/2014  
State of Alabama  
Deed Tax: \$1683.00

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 27  
day of June, 2014.

Hill/Gray Seven, L.L.C., a Florida limited liability  
company

By: [Signature]  
Print name: Drew Hill  
Its: Manager

State of Florida)  
County of Seminole)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify  
that Drew Hill, whose name as Manager of  
Hill/Gray Seven, LLC, a[n] Florida limited liability company, is signed to the  
foregoing instrument, and who is known to me, acknowledged before me that, being informed of  
the contents of such instrument, he [she], as such Manager and with full authority,  
executed the same voluntarily for and as the act of such limited liability company.

Given under my hand and official seal, this the 27<sup>th</sup> day of June, 2014.

[SEAL]



Danielle M. Harker  
Notary Public  
My Commission Expires: April 15, 2015



20140702000199770 2/4 \$1706.00  
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**EXHIBIT "A"**

Lot 3 according to the Final Plat of Circle 1 Business Complex Phase 2, as recorded in Map Book 38, page 132, in the Probate Office of Shelby County, Alabama;

SUBJECT TO all the title exceptions set forth in Schedule B – Part II the title insurance commitment issued by Professional Title Services of Alabama, LLC, as agent for Stewart Title Guaranty Company having Commitment No: PTSA-2014-000975-BojanglesPelham, all of which exceptions to title are incorporated herein by reference.



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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 H. H. Gray Sr. LLC  
Mailing Address 1350 City View Center  
Oviedo, FL 32765

Grantee's Name ABC P BS Pelham AZ, LLC  
Mailing Address 2325 E. Camelback Rd.  
Suite 1100  
Phoenix, AZ 85016

Property Address 2581 Pelham Plwy  
Pelham, Alabama

Date of Sale 6-30-2014  
Total Purchase Price \$ 1,682,533.00  
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  
☐ 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 a

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 6-27-2014

Print Drew Hill

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1