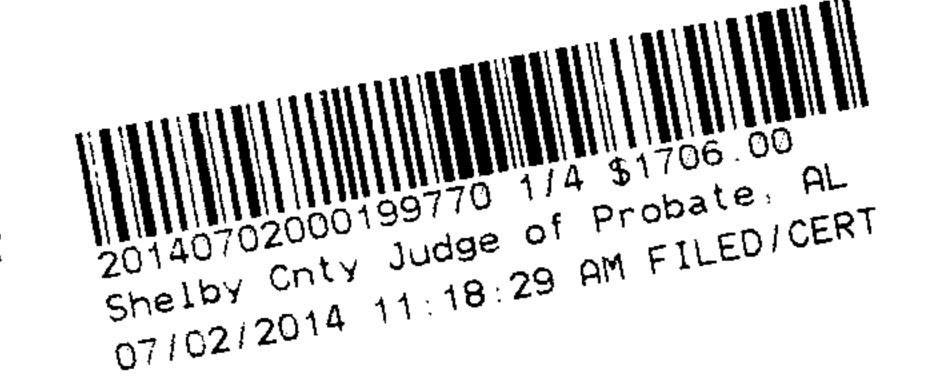
This instrument was prepared by:

William	A. Anderson III
hennan (	A. Anderson, III naven, PXXC

## Once recorded, please return to: Stewart Title Guaranty Company

5935 Carnegie Blvd, Suite 301 Charlotte, NC 28209



## 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, Granted day of, 2014.	or has hereto set its signature and seal, this the 27
	Hill/Gray Seven, L.L.C. a Florida limited liability company  By:  Print name: Drew Hill  Its: Manager
State of Florida () County of Seminal ()	
that Drew Hill Hill Gray Seven, LLC, a[n] Floregoing instrument, and who is known to	in and for said County in said State, hereby certify whose name as of of limited liability company, is signed to the me, acknowledged before me that, being informed of s such and with full authority, act of such limited liability company.
Given under my hand and official se	al, this the $27\%$ day of June, 2014.
DANIELLE M. HARKER  MY COMMISSION # EE 062248  EXPIRES: April 15, 2015  Bonded Thru Notary Public Underwriters	[SEAL]  Motary Public  My Commission Expires: April 15, 2015

## 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.



Shelby Cnty Judge of Probate, AL 07/02/2014 11:18:29 AM FILED/CERT

## Real Estate Sales Validation Form

i ms i	Jocument must be mea in accord	uance with Code of Alabama 1975, Section 40-22-1	
Grantor's Name Mailing Address	14.11/6ray Sevan LL( 1350 City View Ca- Oviredo 1-132765		
	J	Phoenix, AZ 85016	
Property Address	2581 Pelhan Pliny		
	Pelhan, Alabana	Total Purchase Price <u>\$ 1,682,533.00</u> or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	
•	ne) (Recordation of docume	nis form can be verified in the following documentary entary evidence is not required)Appraisal Other	
If the conveyance d		dation contains all of the required information referenced	
		nstructions	
	l mailing address - provide the rourrent mailing address.	e name of the person or persons conveying interest	
		ne name of the person or persons to whom interest	
Property address - 1	he physical address of the p	roperty being conveyed, if a 20140702000199770 4/4 \$1706.00	
Date of Sale - the d	ate on which interest to the p	roperty was conveyed. Shelby Cnty Judge of Probate, AL 07/02/2014 11:18:29 AM FILED/CERT	
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.			
excluding current us responsibility of value	e valuation, of the property a	ermined, the current estimate of fair market value, is determined by the local official charged with the purposes will be used and the taxpayer will be penalized.	
accurate. I further u	· · · · · · · · · · · · · · · · · · ·		
Date $6-27-26$	1	Print Dew Hill	
Unattested		Sign	
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one	

Form RT-1