

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


20140708000205650 1/5 \$2876.00
Shelby Cnty Judge of Probate, AL
07/08/2014 09:07:55 AM FILED/CERT

SEND TAX NOTICES TO:

Chao-Wei David Wang
1161 Timberline Lane
Santa Ana, CA 92705

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Million Eight Hundred Fifty Thousand and 00/100 Dollars (\$2,850,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MEDPLEX LAND ASSOCIATES, LLC, an Alabama general partnership (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto Chao-Wei David Wang and wife, Ying-Ying Lisa Lin (herein referred to as "Grantees") as joint tenants, with rights of survivorship, the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the described premises to Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intentions of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenant in common.

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, their heirs, executors, 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, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 1st day of July, 2014.

**MEDPLEX LAND ASSOCIATES, LLC, an
Alabama general partnership**

By: **Hoover Doctors Group II, Inc.**
(Its General Partner)

By: Edwyn L. Boyd
Print Name: Edwyn L. Boyd
Title: Authorized REPRESENTATIVE

By: **Brookwood Center Development Corporation**
(Its General Partner)

By: "see attached"
Print Name: _____
Title: _____

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwyn L. Boyd, whose name as [Vice] President of **Hoover Doctors Group II, Inc.**, a corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 1st day of July, 2014.



[Signature]
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **Aug 12, 2015**
FILED THRU NOTARY PUBLIC UNDERWRITERS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as [Vice] President of **Brookwood Center Development Corporation**, a corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the ____ day of July, 2014.

"see attached"
NOTARY PUBLIC
My Commission Expires: _____


20140708000205650 2/5 \$2876.00
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IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 1st day of July, 2014.

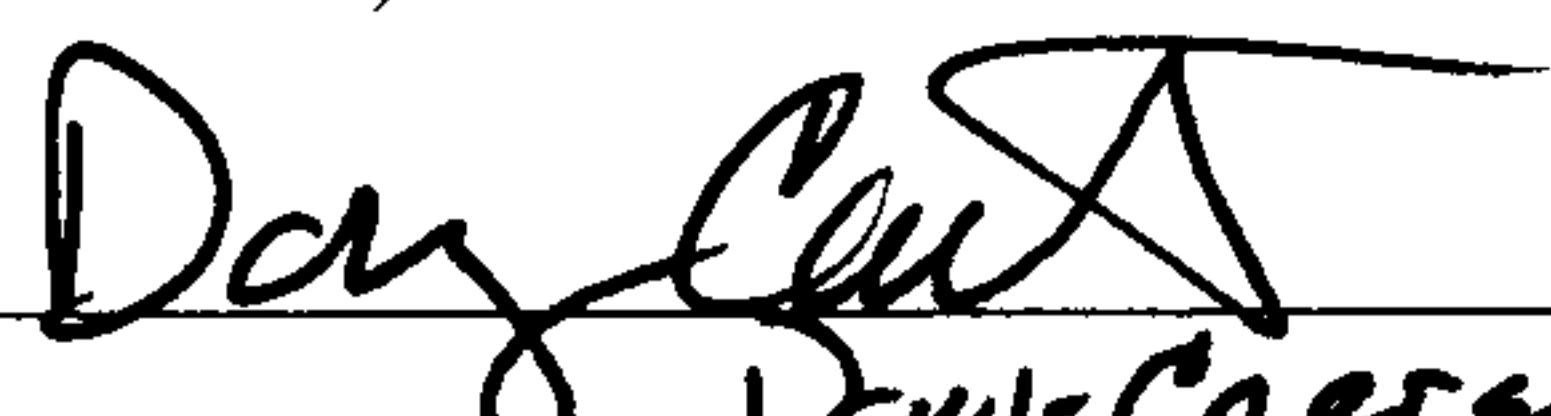
**MEDPLEX LAND ASSOCIATES, LLC, an
Alabama general partnership**

By: **Hoover Doctors Group II, Inc.**
(Its General Partner)

By: "see attached"
Print Name: _____
Title: _____


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By: **Brookwood Center Development Corporation**
(Its General Partner)

By: 
Print Name: DOUG CARTER
Title: CFO / V.P.

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as [Vice] President of **Hoover Doctors Group II, Inc.**, a corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the ____ day of July, 2014.

"see attached"

NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUG CARTER, whose name as [Vice] President of Brookwood Center Development Corporation, a corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 2 day of July, 2014.


NOTARY PUBLIC
My Commission Expires: _____

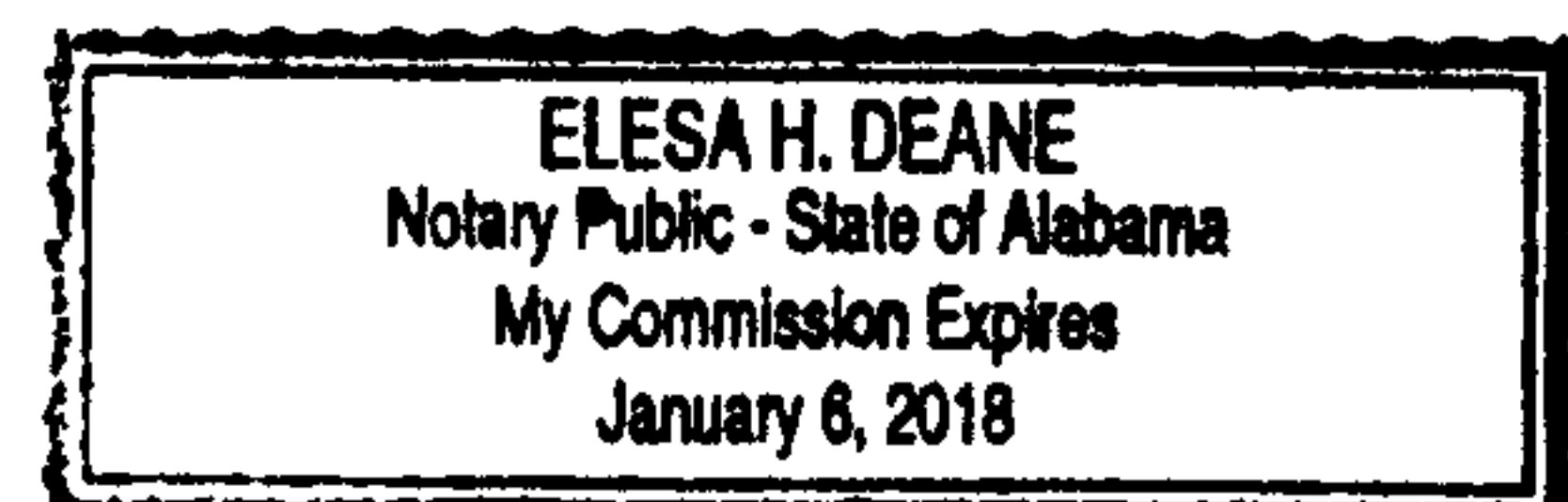


EXHIBIT "A"

Lot 2B according to the Resurvey of Lot 1A Medplex as recorded in map Book 23, page 68, in the Probate Office of Shelby County, Alabama.

Together with all rights title and interest in and to those certain Easement Agreements as recorded in Instrument 1997-13590; Instrument 1997-40253 and Instrument 1997-40261, in the Probate Office of Shelby County, Alabama.

Together with all rights title and interest in that certain Access Easement Agreement as recorded in Real 170, page 303, as modified in Instrument 1997-40255, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2014 constituting a lien but which is not yet due and payable.
2. Easement(s) as shown by recorded map.
3. Declaration of Protective Covenants of Southlake (Business) as recorded in Shelby Real 153, Page 395, amended in Real 155, page 944, in the Probate Office of Shelby County, Alabama.
4. Access Easement Agreement as recorded in Shelby Real 170, Page 303, modified in Instrument 1997-40255 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 121, Page 294, Deed Book 111, Page 625 and Deed Book 42, Page 246, in the Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company, recorded in Deed Book 129, Page 572, Deed Book 219, page 734, Deed Book 179, Page 358 and Deed Book 130, Page 55, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Real 142, Page 184; Real 149, Page 12 and Real 208, page 650, in the Probate Office of Shelby County, Alabama.
8. Rights of others in and to Easement Agreements recorded in Instrument 1997-13590, Instrument 1997-40253 and Instrument 1997-40261, in the Probate Office of Shelby County, Alabama.
9. Declaration of Covenants Conditions and Restrictions as recorded in Instrument 1997-35215, in the Probate Office of Shelby County, Alabama.
10. Any coal, oil, gas or other mineral or mining right not owned by Grantor.


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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 Chao-Wei David Wang
Mailing Address 1161 Timberline Lane
Santa Ana, CA
92705

Grantee's Name Medplex Land Associates
Mailing Address 4501 Southlake Pkwy
Suite 100
Birmingham, AL 35244

Property Address 4511 Southlake Parkway
Birmingham, AL 35244

Date of Sale July 1, 2014
Total Purchase Price \$ 2,850,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 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 July 1, 2014

Print Edwyn L. Boyd, Authorized Rep of Medplex Land Associates, Grantee

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one