

This instrument was prepared by:

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Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, AL 35203

Send Tax Notice to:

Calera Clinic Partners, LLC
2316 1st Avenue
Birmingham, Alabama 35223

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Four Hundred Ninety-Five Thousand Seven Hundred Seventy-Eight and 95/100 Dollars (\$495,778.95) to the undersigned grantor, **CALERA COMMONS LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **CALERA CLINIC PARTNERS, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, and more particularly described as follows:

Lot 9-A, according to a Resurvey of Lot 9-A and Lot 14, Limestone Marketplace Subdivision, as recorded in Map Book 44, Page 26 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all the rights, tenements, hereditaments, improvements, easements and appurtenances thereto belonging or in anywise appertaining.

The Property is conveyed subject to those matters which are set forth on Exhibit A and made a part hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND THE GRANTOR does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple (subject only to the Permitted Encumbrances); that the Grantor has good right and lawful authority to sell and convey the Property and will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor, but not otherwise.

{SIGNATURE ON FOLLOWING PAGE}

Shelby County, AL 07/11/2014
State of Alabama
Deed Tax: \$496.00


20140711000210780 1/4 \$519.00
Shelby Cnty Judge of Probate, AL
07/11/2014 02:34:29 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this 8 day of July, 2014.

GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

By: [Signature]
Christopher W. Hoyt
Its Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. Hoyt, as Manager of Calera Commons LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 8 day of July, 2014.

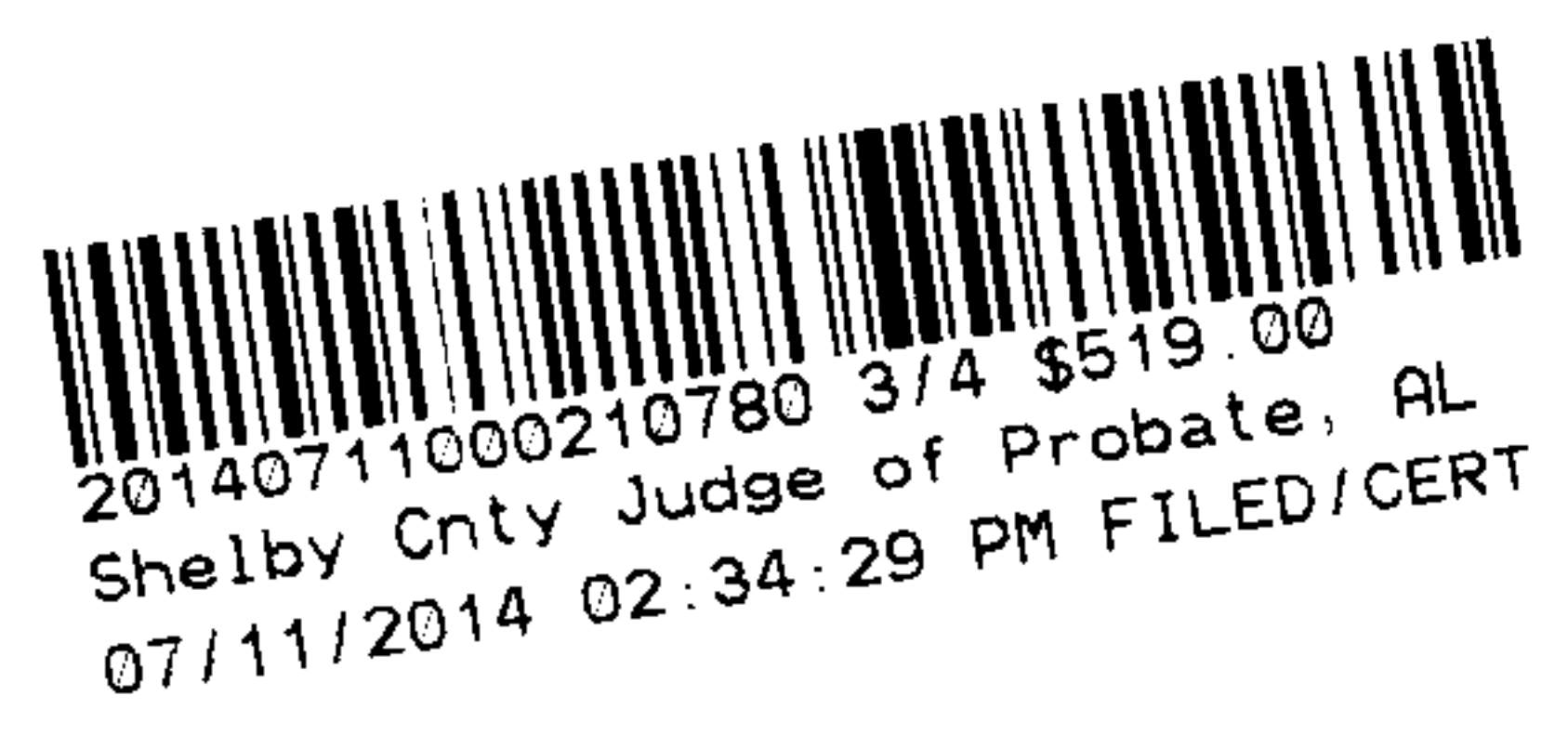
Sarah D. Cash
NOTARY PUBLIC
My Commission expires: 9.30.15


20140711000210780 2/4 \$519.00
Shelby Cnty Judge of Probate, AL
07/11/2014 02:34:29 PM FILED/CERT

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Ad valorem taxes for the year 2014 and subsequent years, not yet due and payable.
2. Right-of-way granted to the State of Alabama recorded in Deed Book 198, Page 63 in said Probate Office.
3. Right-of-way granted to Shelby County recorded in Deed Book 49, Page 274 in said Probate Office.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 188, Page 66; Instrument No. 20090212000048780; and Instrument No. 20110721000211570 in said Probate Office.
5. Covenants, restrictions, easements, reservations, Brownsfield Covenants and architectural guidelines contained in Limestone Marketplace Declaration of Protective Covenants recorded as Instrument No. 20080115000020240 in said Probate Office.
6. Right-of-way granted to American Telephone and Telegraph Company recorded in Deed Book 198, Page 333 in said Probate Office.
7. Easement and building line as shown on recorded map.



Real Estate Sales Validation Form

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

Grantor's Name: Calera Commons LLC	Grantee's Name: Calera Clinic Partners, LLC
Mailing Address: P. O. Drawer 247 Birmingham, AL 35201	Mailing Address: 2316 1 st Avenue Birmingham, Alabama 35233
Property Address: Lot 9-A according to the Resurvey of Lot 9-A and Lot 14, Limestone Marketplace Subdivision, MB 44, Page 26, Shelby County, Alabama	Date of Sale: July , 2014
	Total Purchase Price: \$495,778.95 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: July 8, 2014

Calera Commons LLC, by Christopher W. Hoyt
Its Manager

