


Send tax notice to:  
Cole Investment Realty, LLC  
c/o Eugene K. Cole  
1100 East Park Drive, Suite 400  
Birmingham, AL 35235

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2104

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

  
20140812000251430 1/4 \$211.00  
Shelby Cnty Judge of Probate, AL  
08/12/2014 10:28:36 AM FILED/CERT

### **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **C&A ENTERPRISES, L.L.C.**, an Alabama limited liability company ("Grantor"), whose address is 1100 East Park Drive, Suite 400, Birmingham, Alabama 35235, by **COLE INVESTMENT REALTY, LLC**, an Alabama limited liability company ("Grantee"), whose address is 1100 East Park Drive, Suite 400, Birmingham, Alabama 35235, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate (the "Property") located on Huntley Parkway and situated in the City of Pelham, Shelby County, Alabama, more particularly described on ***Exhibit A*** attached hereto; together with all rights, easements and other benefits which are appurtenant to the Property.

This deed is executed as required by the Articles of Organization and Operating Agreement of Grantor, and same have not been modified or amended.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2014 tax year and thereafter
2. Any mineral and mining rights which are not owned by Grantor, if any, it being the intention of Grantor to convey only those mineral and mining rights to which Grantor has an interest or title
3. All easements, rights-of-way, restrictions, and conditions of record
4. All matters which would be disclosed by an accurate survey or inspection of the Property

And Grantor does warrant the title to the land conveyed, subject to the above, and will defend the same against all persons claiming by, through, or under Grantor, but against none other.

Shelby County, AL 08/12/2014  
State of Alabama  
Deed Tax: \$188.00

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its name by its duly authorized representative on or as of the 6<sup>th</sup> day of August, 2014.

C&A ENTERPRISES, L.L.C.

By: Eugene K. Cole  
Eugene K. Cole  
Its Managing Member

STATE OF ALABAMA     )  
                                     :  
JEFFERSON COUNTY     )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Eugene K. Cole, whose name as Managing Member of C&A Enterprises, L.L.C., an Alabama limited liability company, 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, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 6<sup>th</sup> day of August, 2014.

Eduardo J. Hernandez  
Notary Public

[NOTARIAL SEAL]

My commission expires: 7/21/2015



## **EXHIBIT A**

A parcel of land located in the northwest quarter of Section 30, Township 20 South, Range 2 West, and more particularly described as follows:

***COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN SOUTH 89°58'11" EAST ALONG THE NORTH LINE OF SAID SECTION LINE FOR 585.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HUNTLEY PARKWAY, AND THE SOUTHEAST CORNER OF LOT 3C, ACCORDING TO THE RESURVEY OF LOT 3A PELHAM TOWN CENTER, AS RECORDED IN MAP BOOK 42, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CHORD BEARING OF SOUTH 06°12'36" EAST, AND A CHORD LENGTH OF 361.19 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 364.49 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 957.56 FEET, A CHORD BEARING OF SOUTH 19°38'39" EAST, AND A CHORD LENGTH OF 1.58 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 1.58 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 957.56 FEET, A CHORD BEARING OF SOUTH 26°25'36" EAST, AND A CHORD LENGTH OF 224.61 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 225.13 FEET; THENCE RUN SOUTH 33°09'40" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 85.91 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 582.74 FEET, A CHORD BEARING OF SOUTH 25°57'06" EAST, AND A CHORD LENGTH OF 146.26 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 146.65 FEET; THENCE RUN SOUTH 18°44'32" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 329.31 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CHORD BEARING OF SOUTH 08°47'53" EAST, AND A CHORD LENGTH OF 162.33 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 163.14 FEET; THENCE RUN SOUTH 01°08'46" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 73.15 FEET; THENCE RUN SOUTH 89°55'04" EAST FOR 338.67 FEET; THENCE RUN NORTH 00°05'18" WEST FOR 949.48 FEET TO THE POINT OF BEGINNING.***

## Real Estate Sales Validation Form

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

Grantor's Name C&A Enterprises, LLC  
Mailing Address 1100 East Park Drive  
Suite 400  
Birmingham, AL 35235

Grantee's Name Cole Investment Realty LLC  
Mailing Address 1100 East Park Drive  
Suite 400  
Birmingham, AL 35235

Property Address Huntley Parkway  
Pelham, Alabama

Date of Sale August 6, 2014  
Total Purchase Price \$   
or  
Actual Value \$   
or  
Assessor's Market Value \$ 187,936

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 tax assessor records

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 August 6, 2014

Print C&A ENTERPRISES, LLC

☐ Unattested


*Eddie A. [Signature]*  
(verified by)

Sign

By:

*Eugene K. Cole*  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

  
20140812000251430 4/4 \$211.00  
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Eugene K. Cole, its Managing Member