

**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**Post Office Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**Venture Developers, LLC**  
**1960 Suite A, Highway 33**  
**Pelham, AL 35124**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Forty-five Thousand and No/100 Dollars and other good and valuable consideration, to the undersigned, Pelham Retail Group, LLC, an Alabama limited liability company ("Grantor") , in hand paid by Venture Developers, LLC ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, subject to the exceptions set forth below, the following described real estate, situated in Shelby County, Alabama (the "Property"), to-wit:

**Lot 2, according to the Survey of Pelham Retail Group Subdivision, as recorded in Map Book 38, Page 105, in the Probate Office of Shelby County, Alabama.**

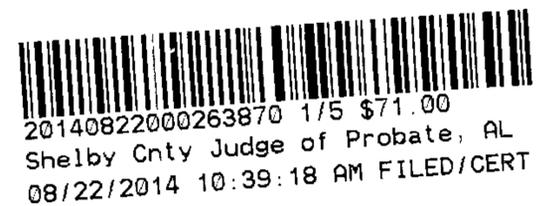
**Together with the non-exclusive right to use the Access Easements, as defined in that certain Declaration of Covenants Conditions and Restrictions and Declaration of Easements, dated June 6, 2007, recorded as Instrument 20070606000263300 in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:** (1) Current taxes; (2) Pipeline Easement recorded in Deed Book 145, Page 430, in the Probate Office of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 170, Page 263, Deed Book 288, Page 559, Deed Book 287, Page 516, Deed Book 101, Page 517 and Shelby Real 142, Page 171 in the Probate Office of Shelby County, Alabama; (4) Right of Way to Shelby County, Alabama, recorded in Deed Book 101, Page 249, and Deed Book 101, Page 263, in the Probate Office of Shelby County, Alabama; (5) Declaration of Covenants, Conditions, Restrictions and Easements as recorded in Instrument 20070606000263300 in the Probate Office of Shelby County, Alabama; (6) Easements as shown by recorded map; (7) Restrictions as shown by recorded map; (8) Zoning and other regulatory laws and ordinances affecting the Property.

Grantee acknowledges that the 30 foot square access easement shown on the record map is the only ingress and egress for the Property.

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

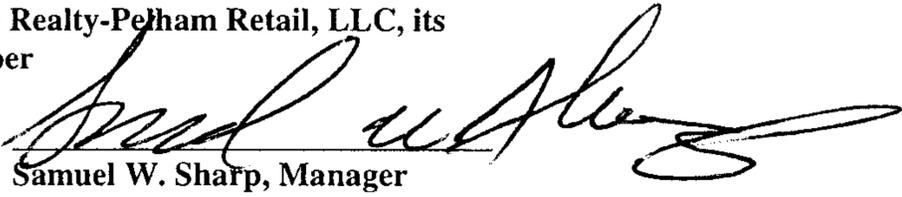
This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).



IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 18<sup>th</sup> day of August, 2014.

**PELHAM RETAIL GROUP, LLC,**  
an Alabama limited liability company

By: **Sharp Realty-Pelham Retail, LLC, its Member**

By:   
Samuel W. Sharp, Manager

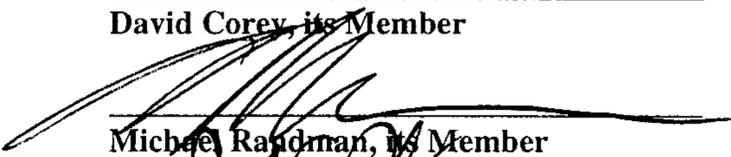
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
David Corey, its Member

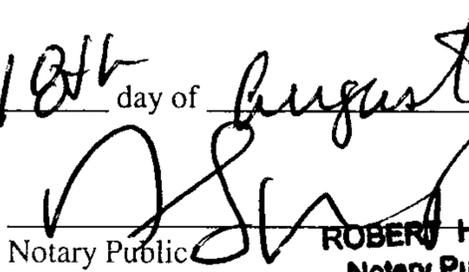
  
Michael Randman, its Member

\_\_\_\_\_  
Robert Buchalter, its Member

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel W. Sharp, whose name as Manager of Sharp Realty-Pelham Retail, LLC, as Member of Pelham Retail Group, LLC, an Alabama limited liability company, 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, he, in his capacity as such Manager, and with full authority, executed the same voluntarily for Sharp Realty-Pelham Retail, LLC, acting in its capacity as Member of Pelham Retail Group, LLC.

Given under my hand and seal this 18<sup>th</sup> day of August, 2014.

  
Notary Public **ROBERT H. SPRAIN, JR.**  
Notary Public - Alabama  
Jefferson County  
My Commission Expires  
June 29, 2017

My Commission Expires: \_\_\_\_\_

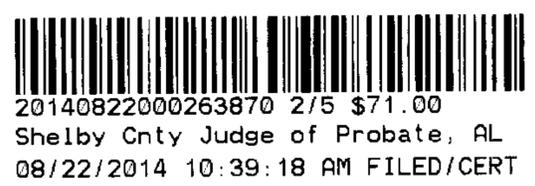
STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Corey, whose name as Member of Pelham Retail Group, LLC, an Alabama limited liability company, 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, he, in his capacity as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

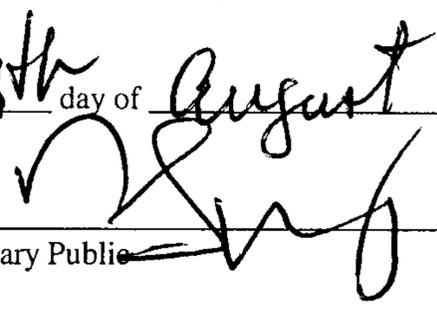
My Commission Expires: \_\_\_\_\_



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Randman, whose name as Member of Pelham Retail Group, LLC, an Alabama limited liability company, 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, he, in his capacity as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 18<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_  
Notary Public

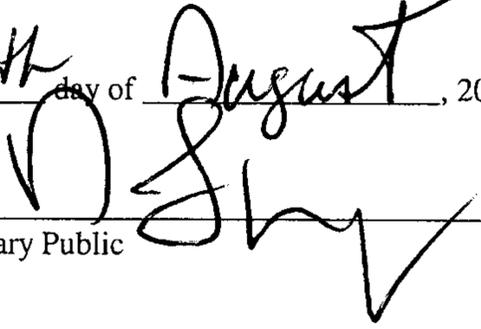
My Commission Expires:

~~ROBERT H. SPRAIN, JR.~~  
Notary Public - Alabama  
Jefferson County  
My Commission Expires  
June 29, 2017

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Buchalter, whose name as Member of Pelham Retail Group, LLC, an Alabama limited liability company, 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, he, in his capacity as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 18<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

~~ROBERT H. SPRAIN, JR.~~  
Notary Public - Alabama  
Jefferson County  
My Commission Expires  
June 29, 2017

  
20140822000263870 3/5 \$71.00  
Shelby Cnty Judge of Probate, AL  
08/22/2014 10:39:18 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 19th day of August, 2014.

**PELHAM RETAIL GROUP, LLC,**  
an Alabama limited liability company

By: **Sharp Realty-Pelham Retail, LLC, its Member**

By: Samuel W. Sharp, Manager

David Corey, its Member

\_\_\_\_\_  
Witness  
Bronde Luss  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

Michael Randman, its Member

Robert Buchalter, its Member

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel W. Sharp, whose name as Manager of Sharp Realty-Pelham Retail, LLC, as Member of Pelham Retail Group, LLC, an Alabama limited liability company, 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, he, in his capacity as such Manager, and with full authority, executed the same voluntarily for Sharp Realty-Pelham Retail, LLC, acting in its capacity as Member of Pelham Retail Group, LLC.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Corey, whose name as Member of Pelham Retail Group, LLC, an Alabama limited liability company, 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, he, in his capacity as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 19 day of August, 2014.

Bronde Luss  
Notary Public

My Commission Expires: 1/21/2015

  
20140822000263870 4/5 \$71.00  
Shelby Cnty Judge of Probate, AL  
08/22/2014 10:39:18 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Pelham Retail Group, LLC
Mailing Address: 400 Union Hill Dr., Ste. 300 Homewood, AL 35209

Grantee's Name: Venture Developers, LLC
Mailing Address: 1960 Highway 33, Suite A Pelham, Alabama 35124

Property Address: Vacant Lot Lot 2, Pelham Retail Group Sub-division Pelham, Alabama 35124

Date of Sale: August 18, 2014
Total Purchase Price: \$45,000.00
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 XX
Other

Appraisal
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 applicable.

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 provide and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined y 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 Section 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 Section 40-22-1 (h).

Date: August 18, 2014

PELHAM RETAIL GROUP, LLC
By: [Signature]
As is: [Signature]
(verified by Grantor)

Form RT-1



20140822000263870 5/5 \$71.00
Shelby Cnty Judge of Probate, AL
08/22/2014 10:39:18 AM FILED/CERT