


THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

David W. Stephenson
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203

SEND TAX NOTICE TO:

DAR Holdings LLC
4012 Old Leeds Circle
Birmingham, AL 35213

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20140902000273320 1/5 \$626.00
Shelby Cnty Judge of Probate, AL
09/02/2014 08:40:34 AM FILED/CERT

WARRANTY DEED

THIS WARRANTY DEED (this “Deed”) is executed and delivered on this 29th day of August, 2014 by **PAUL B. SHERROD, JR.**, an individual resident of the State of Alabama (“Grantor”), in favor of **DAR HOLDINGS LLC**, an Alabama limited liability company (“Grantee”).

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the “Property”) situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the “Permitted Exceptions”) described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that, except with respect to the Permitted Exceptions, Grantor shall warrant and defend the Property to Grantee, its successors and assigns, forever, against the lawful claims of all persons.

[Signature Page Follows]

Shelby County, AL 09/02/2014
State of Alabama
Deed Tax: \$600.00


IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 28 day of August, 2014, but to be effective as of the day and year first above written.


PAUL B. SHERROD, JR.

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Paul B. Sherrod, Jr., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2014.


Notary Public

[NOTARIAL SEAL]

My commission expires: 12/30/15



20140902000273320 2/5 \$626.00
Shelby Cnty Judge of Probate, AL
09/02/2014 08:40:34 AM FILED/CERT

EXHIBIT A

Legal Description

Part of Block 2, of Cahaba Valley Park North, as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in part of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and is more particularly described as follows:

Commence at the Northwest corner of said Section; thence run East along the North line of said section for 3,346.14 feet to a 1/2" rebar corner at the Northwest corner of that tract of land described in Deed Book 002, Page 174, in the Probate Office of Shelby County, Alabama; thence 87°20'38" right and run South along the West line of said parcel for 1,335.15 feet to a 2" open top iron; thence 24°21'52" left and run Southeast along said line of West parcel for 979.87 feet to a 2" capped iron which is the Northwest corner of that parcel described in Deed Book 356, Page 178, in the Probate Office of Shelby County, Alabama; thence 0°32'23" right and run Southeasterly along the West line of said parcel for 471.29 feet to an angle point on said West line; thence 19°35'53" left and run Southeasterly along said Westerly line for 283.88 feet; thence 104°15'01" right and run Southwesterly for 937.73 feet to a point on an agreed property line between Morgan and Waite as shown on the survey of J. M. Keel, Alabama Reg. LS No. 610, dated February 12, 1953, and as set forth in Deed Book 171, Page 323, in the Probate Office of Shelby County, Alabama; thence 92°02'43" right and run Northwesterly along said agreed line for 903.28 feet to an angle point in said agreed line; thence 60°14'00" left and run West along said agreed line for 1,121.46 feet to an angle point in said agreed line; thence 86°33'00" right and run Northerly along said agreed line for 780.31 feet to the point of beginning; thence continue Northerly along the same course for 310.00 feet; thence 90°00' right and run Easterly for 220.0 feet to a point on the Westerly right of way line of Cahaba Valley Parkway; thence 90°00' right and run Southerly for 260.00 feet to the beginning of a curve to the right, said curve subtending a central angle of 90°00' and having a radius of 50.0 feet; thence run Southwesterly along the arc of said curve and along said right of way line for 78.54 feet to a point on the right of way line of Cahaba Valley Parkway West; thence at tangent to said curve run Westerly along said right of way line for 170.0 feet to the point of beginning.

The foregoing property is not the homestead of Grantor.



20140902000273320 3/5 \$626.00
Shelby Cnty Judge of Probate, AL
09/02/2014 08:40:34 AM FILED/CERT

EXHIBIT B

Permitted Exceptions

1. All taxes for the year 2014 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Easement to Alabama Power Company recorded in Real 292, page 618, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Volume 101, page 520 and Deed Volume 145, page 378, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants as recorded in Real 268, page 140, in the Probate Office of Shelby County, Alabama.



20140902000273320 4/5 \$626.00
Shelby Cnty Judge of Probate, AL
09/02/2014 08:40:34 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 Paul B. Sherrod, Jr.
Mailing Address PO BOX 660709
VESTA AL
35266

Grantee's Name DAR Holdings LLC
Mailing Address _____

Property Address 100 CANADA VALLEY PKWY W
DELMAR
AL

Date of Sale _____
Total Purchase Price \$ 600,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20140902000273320 5/5 \$626.00
Shelby Cnty Judge of Probate, AL
09/02/2014 08:40:34 AM FILED/CERT

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 _____

Print Paul B. Sherrod, Jr.

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1