

This instrument prepared by:
Lindsey Zohn Parker, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

20140917C00292180 1/4 \$120.50
Shelby Cnty Judge of Probate, AL
09/17/2014 02:15:52 PM FILED/CERT

Shelby County, AL 09/17/2014
State of Alabama
Deed Tax: \$97.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of September 15, 2014 between JPMCC 2006-LDP7 OFFICE 224, LLC, an Alabama limited liability company ("Grantor"), whose address is c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of HILLSIDE PARTNERS, LLC, an Alabama limited liability company ("Grantee"), whose address is 120 18th Street South, Suite 101, Birmingham, Alabama 35233:

WITNESSETH THAT:

GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to GRANTEE, its successors and assigns, all of the real property situated in the County of Shelby and State of Alabama, which is more particularly described on the attached Exhibit A (the "Property"), but SUBJECT, HOWEVER, TO:

- (a) Real property taxes and assessments for the year 2014 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey;
- (d) Any and all rights of redemption; and
- (e) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record.

TO HAVE and to hold the Property, together with all the singular the rights, tenements, hereditments, appurtenances and improvements thereunto belonging, or in any wise appertaining, unto the Grantee and to its successors or assigns.

mortgage filed simultaneously herewith.

GRANTOR, for its successors and assigns, does hereby covenant with GRANTEE to warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, or under the GRANTOR, but against none other.

Send Tax Index Notice to Grantee

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and delivered as of the date first above written.

Witnesses:

GRANTOR:

JPMCC 2006-LDP7 OFFICE 224, LLC, an Alabama limited liability company

By: LNR Alabama Partners, LLC, a Delaware limited liability company, its manager

Signature: _____
Print Name: Kenya Rodriguez

Signature: _____
Print Name: Jiannell Tavarez

By: _____
Name: Steven D. Ferreira
Title: Vice President

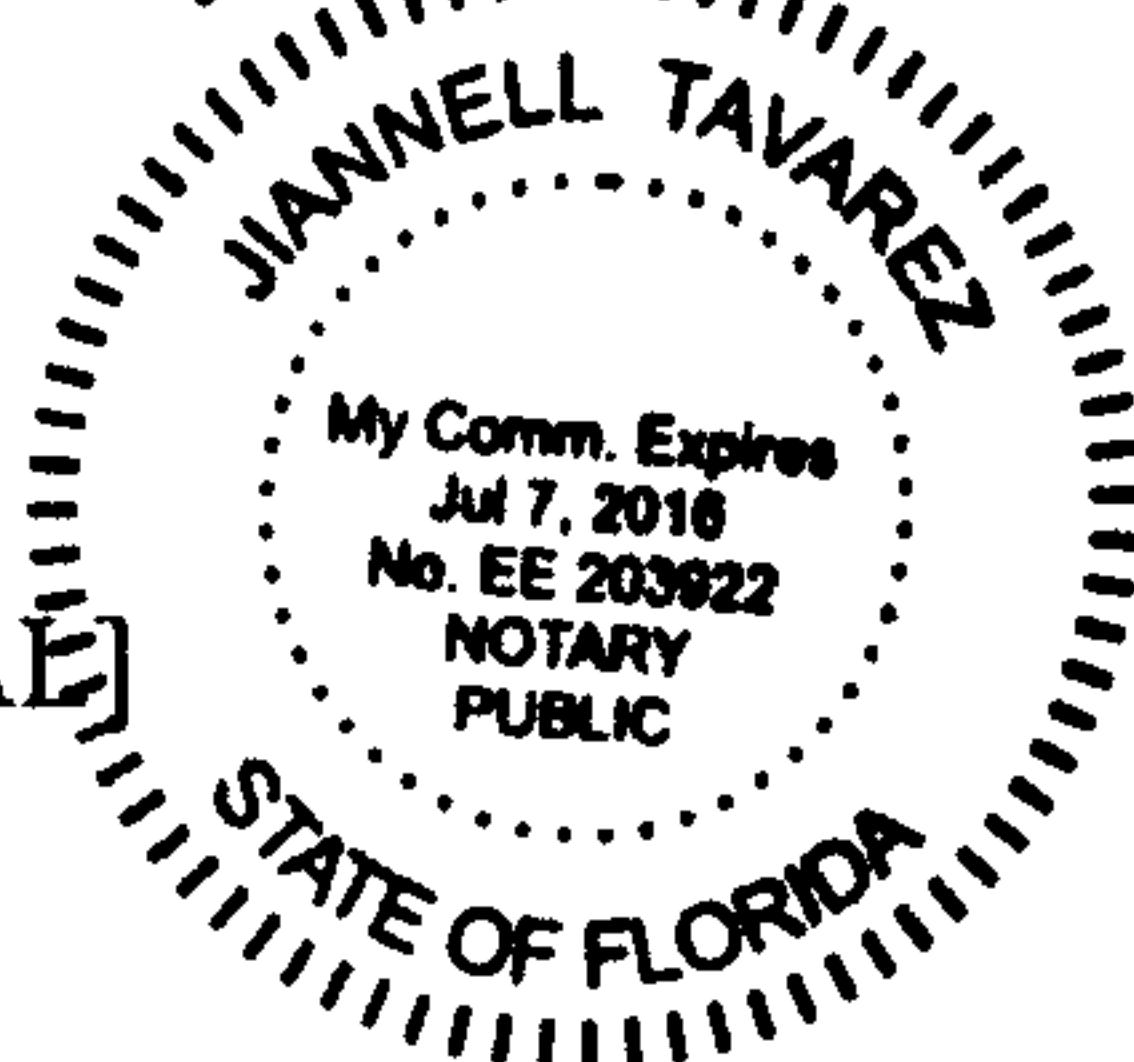
STATE OF FLORIDA)

MIAMI-DADE COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Steven D. Ferreira, whose name as Vice President of LNR Alabama Partners, LLC, a Delaware limited liability company, whose name as Manager of JPMCC 2006-LDP7 Office 224, LLC, 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 Vice President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 26th day of August, 2014.

[NOTARIAL SEAL]



Notary Public Jiannell Tavarez

My commission expires: 07-07-2016

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I: Part of Lots 12 and 13 and 14, in Block 2, of Nickerson-Scott Survey as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama. ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 12, Block 2 of said Nickerson-Scott Survey and run in an easterly direction along the Southerly line of said Lot 12 and a projection thereof for a distance of 262.73 feet; thence turn an angle to the left of $90^{\circ} 03' 16''$ and run in a Northerly direction for a distance of 149.91 feet; thence turn an angle to the left of $89^{\circ} 56' 44''$ and run in a Westerly direction along a line, which is a projection of the Northerly line of said Lot 14, Block 2, of said Nickerson-Scott Survey, and along said Northerly line of said Lot 14 for a distance of 262.55 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of $89^{\circ} 59' 08''$ and run in a Southerly direction along said right of way for a distance of 149.91 feet to the point of beginning. **PARCEL II:** Part of Lots 15, 16 and 17, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama. ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 15, Block 2 of said Nickerson-Scott Survey, and run in an Easterly direction along the Southerly line of said Lot 15, and a projection thereof for a distance of 262.55 feet; thence turn an angle to the left of $90^{\circ} 03' 16''$ and run in a Northerly direction for a distance of 50.37 feet; thence turn an angle to the left of $90^{\circ} 02' 51''$ and run in a Westerly direction along a line which is a projection of the Northerly line of said Lot 15 for a distance of 100.08 feet to the Northeast corner of said Lot 15; thence turn an angle to the right of $89^{\circ} 59' 56''$ and run in a Northerly direction along the Easterly line of said Lot 16 and 17, Block 2 of said Nickerson-Scott Survey for a distance of 60.02 feet; thence turn an angle to the left of $89^{\circ} 58' 10''$ and run in a Westerly direction for a distance of 162.29 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of $89^{\circ} 54' 47''$ and run in a Southerly direction along said right of way for a distance of 110.00 feet to the point of beginning. All situated in Shelby County, Alabama. Also Described As: Beginning at an existing iron rebar set by Weygand being the locally accepted Southwest corner of Lot 12, Block 2, Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, and also being on the East right-of-way line of the Montgomery Highway, run in an Easterly direction along the South line of said Lot 12 and its

Easterly extension thereof for a distance of 262.73 feet to an existing iron rebar set for Weygand; thence turn an angle to the left of $89^{\circ} 59' 17''$ and run in a Northerly direction for a distance of 199.87 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of $90^{\circ} 01' 23''$ and run in a Westerly direction for a distance of 100.08 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of $89^{\circ} 59' 20''$ and run in a Northerly direction for a distance of 60.01 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of $89^{\circ} 58' 01''$ and run in a Westerly direction for a distance of 162.24 feet to an existing iron rebar set by Weygand and being on the East right-of-way line of said Montgomery Highway; thence turn an angle to the left of $89^{\circ} 54' 59''$ and run in a Southerly direction along the East right-of-way line of said Montgomery Highway for a distance of 259.89 feet, more or less, to the point of beginning;



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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 JPMCC 2006-LDP7 Office 224, LLC
Mailing Address c/o LNR Partners, LLC
1601 Washington Ave., #700
Miami Beach, Florida 33139

Grantee's Name Hillside Partners, LLC
Mailing Address 120 18th Street South, Suite 101
Birmingham, Alabama 35233

Property Address 224 First Street North
Alabaster, Alabama 35007

Date of Sale 09/15/2014
Total Purchase Price \$ 1,627,500.00



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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
☒ 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 9/15/2014

Print Andrew Patterson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1