

**THIS INSTRUMENT PREPARED BY:**  
James J. Odom, Jr.  
P. O. 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 Five Hundred Thirty-five Thousand and No/100 Dollars (\$535,000.00) and other good and valuable consideration, to the undersigned BRYANT BANK, an Alabama banking corporation (herein referred to as "Grantor"), in hand paid by VENTURE DEVELOPERS, LLC (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:


Lots 1 and 2, according to the Final Plat of Moultrie Brothers, LLC Addition to Southgate Industrial Park, Phase 2, as recorded in Map Book 29, page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions appearing of record in instrument 2002-19319, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 145, Page 378 in the Probate Office of Shelby County, Alabama; (6) All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 20140806000243670, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 8/6/2015, one (1) year from the date of foreclosure.

\$422,400.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

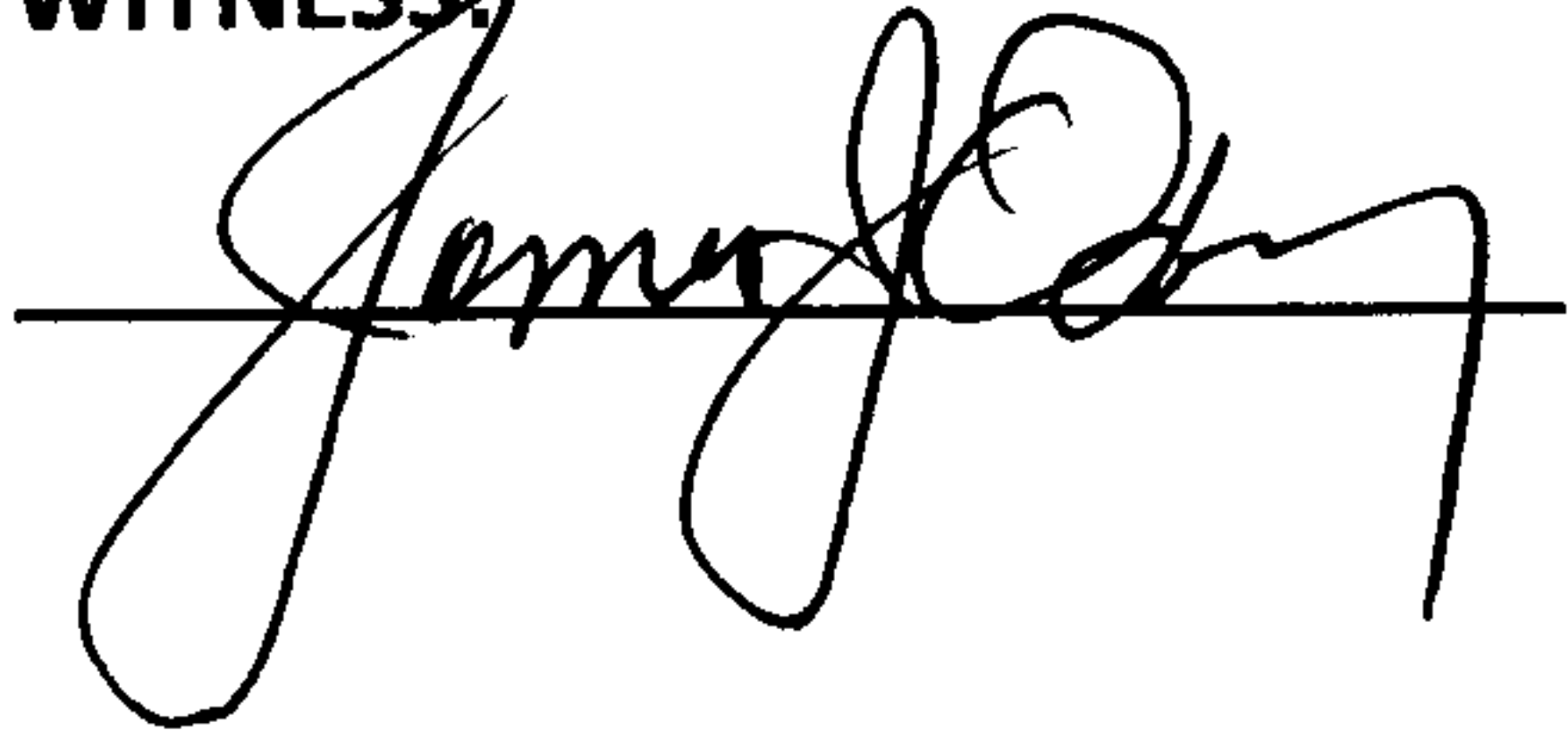
**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever.

Shelby County, AL 10/01/2014  
State of Alabama  
Deed Tax: \$113.00

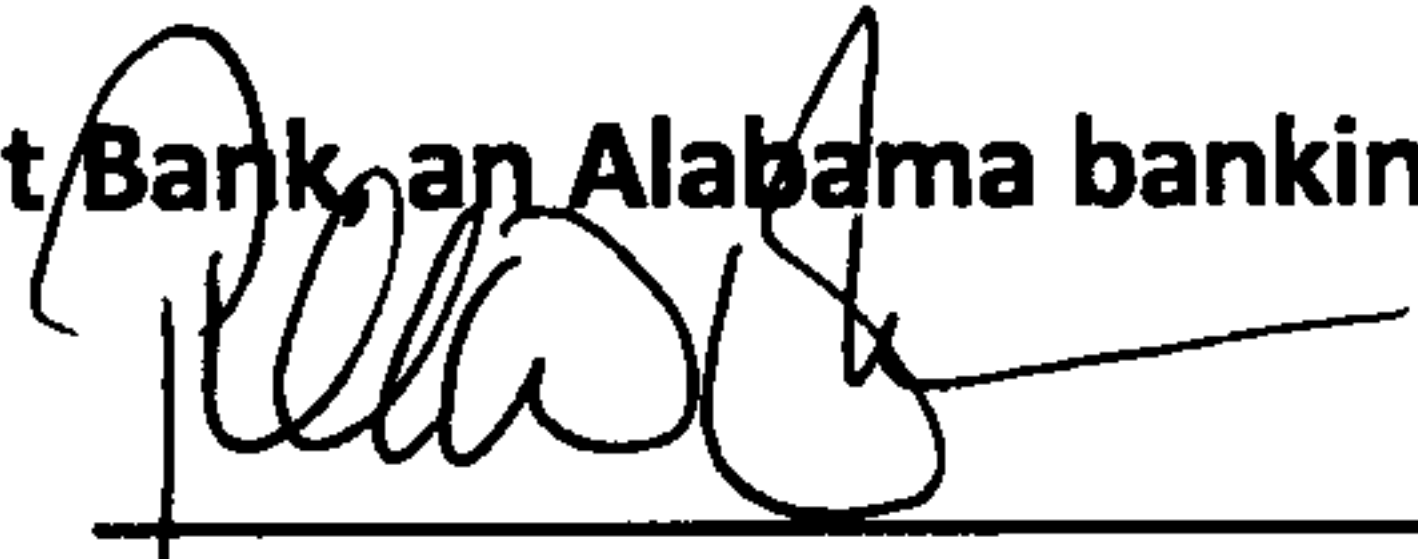
  
20141001000306850 1/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:17:08 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set its signature and seal on this the 29<sup>th</sup>  
day of September, 2014.

WITNESS:



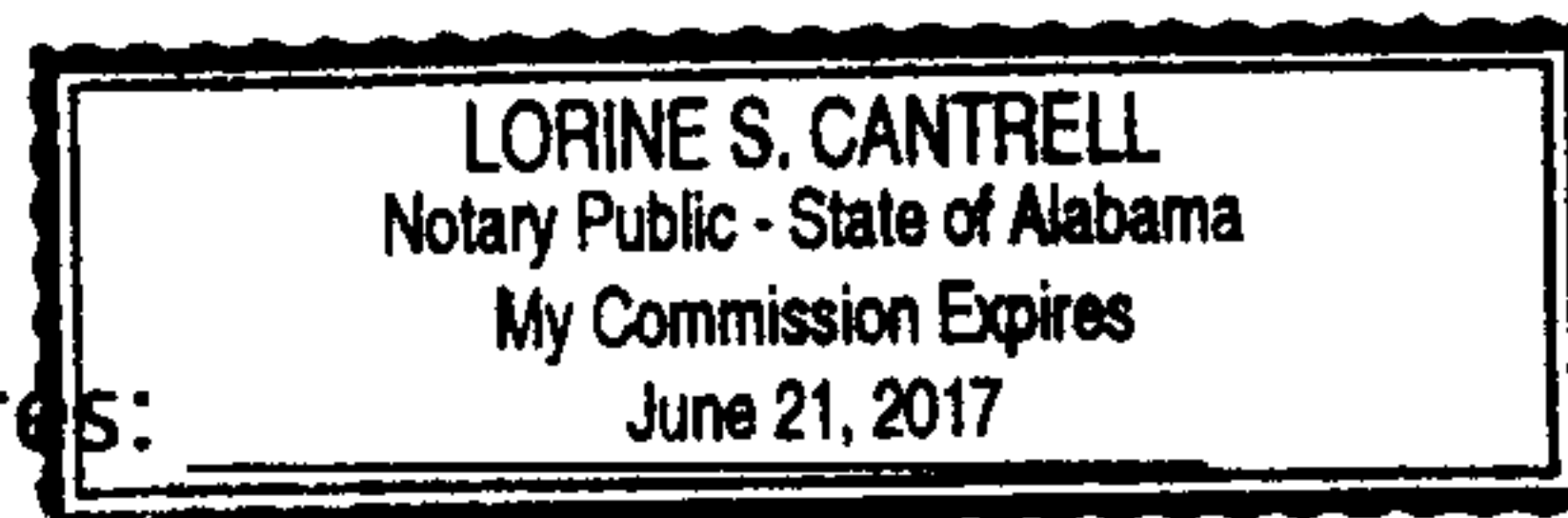
STATE OF ALABAMA )  
COUNTY OF SHELBY )

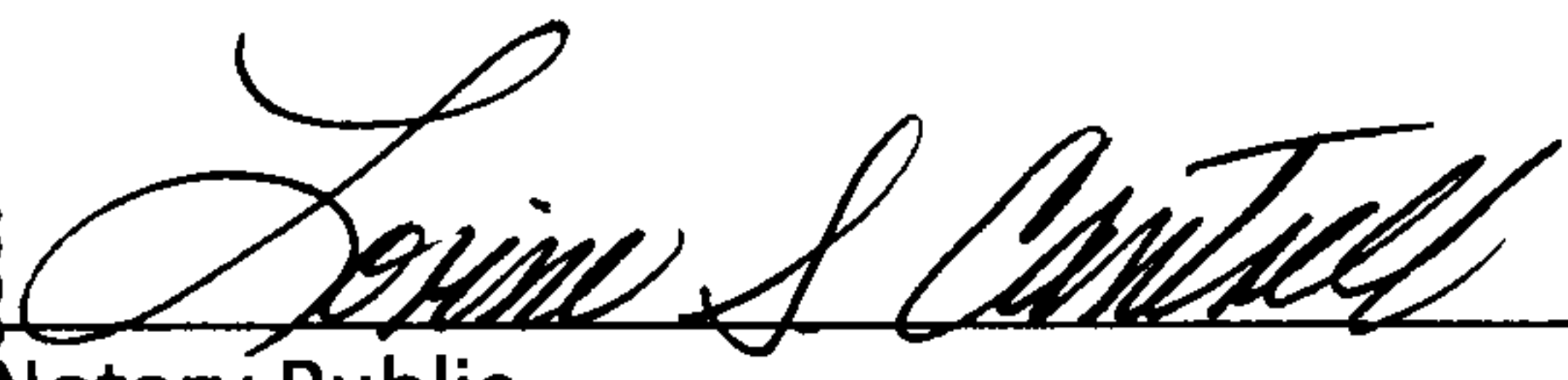
Bryant Bank, an Alabama banking corporation  
By:   
Randall W. Jordan  
Birmingham President


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall W. Jordan, whose name as Birmingham President of Bryant Bank, an Alabama banking corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and seal this 29<sup>th</sup> day of September, 2014.

My Commission Expires:



  
Notary Public

  
20141001000306850 2/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:17:08 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 Bryant Bank  
Mailing Address 2700 Cahaba Village Plaza  
Birmingham, AL 35243

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

Property Address 451 Southgate Drive  
Pelham, AL 35124

Date of Sale 09/29/2014


Total Purchase Price \$ 535,000.00

or

Actual Value \$

or

Assessor's Market Value \$

  
20141001000306850 3/3 \$133.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:17:08 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

☐ 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 9-29-14

Print BRYANT BANK, an Alabama banking corporation

Unattested

Sign By:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Randall W. Jordan, Birmingham, AL

Print Form

Form RT-1