

This instrument was prepared by:

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901 East Cary Street
Richmond, Virginia 23210


20141003000311710 1/8 \$3099.00
Shelby Cnty Judge of Probate, AL
10/03/2014 03:21:32 PM FILED/CERT

Return to:

BW Bowling Properties LP
1114 Avenue of the Americas, 39th Floor
New York, NY 10036
Attn: Mary-Beth C. Roselle

Mail Tax Bills to:

7313 Bell Creek Road
Mechanicsville, VA 23111
Attn.: Ann Garriss

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/03/2014
State of Alabama
Deed Tax: \$3064.00

STATUTORY WARRANTY DEED

(Riverview Lanes Consolidated - Center 259)

THIS STATUTORY WARRANTY DEED, made this 18th day of September, 2014 between **LEISERV, LLC**, a Delaware limited liability company, f/k/a LEISERV, INC. a Delaware corporation having an address of 7313 Bell Creek Road; Mechanicsville, VA 23111 ("Grantor"), and **BW BOWLING PROPERTIES LP**, a Delaware limited partnership, its successors and assigns, whose mailing address is 1114 Avenue of the Americas, 39th Floor; New York, NY 10036 ("Grantee").

WITNESSETH, that Grantor, in consideration of **TEN and 00/100 DOLLARS (\$10.00)** and other good and valuable consideration paid by Grantee, hereby grants, bargains, sells conveys and confirms, unto the Grantee, and its successors and assigns, forever, the following real property ("Property"):

ALL that certain property and the buildings, appurtenances and improvements thereon, lying and being in the City of Birmingham, County of Shelby and State of Alabama as the same is more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TOGETHER with all right title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; and with the hereditaments, appurtenances and all the estate and rights of Grantor in and to the Property;

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, forever.

AND Grantor covenants that during the period Grantor has held title to the Property, Grantor has not done or suffered anything whereby the Property has been encumbered in any way whatever, except as set forth on Exhibit B attached hereto and incorporated herein by reference and that Grantor will warrant and defend the Property against all persons claiming by, through or under Grantor, but not otherwise.

AND Grantor does fully warrant title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signature page follows]


20141003000311710 2/8 \$3099.00
Shelby Cnty Judge of Probate, AL
10/03/2014 03:21:32 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this Deed by its duly authorized officer or representative on the date first written above.

"GRANTOR":

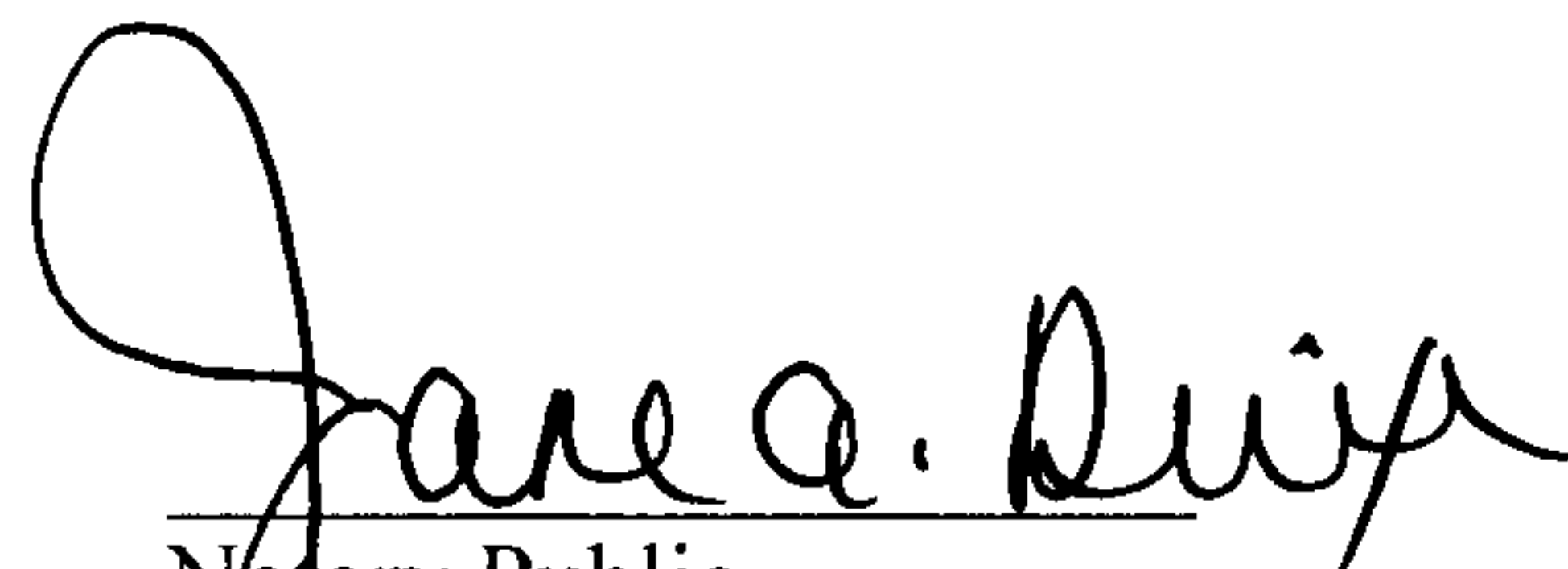
LEISERV, LLC,
a Delaware limited liability company

By: 
Thomas Shannon
President

State of Virginia
County of Hanover

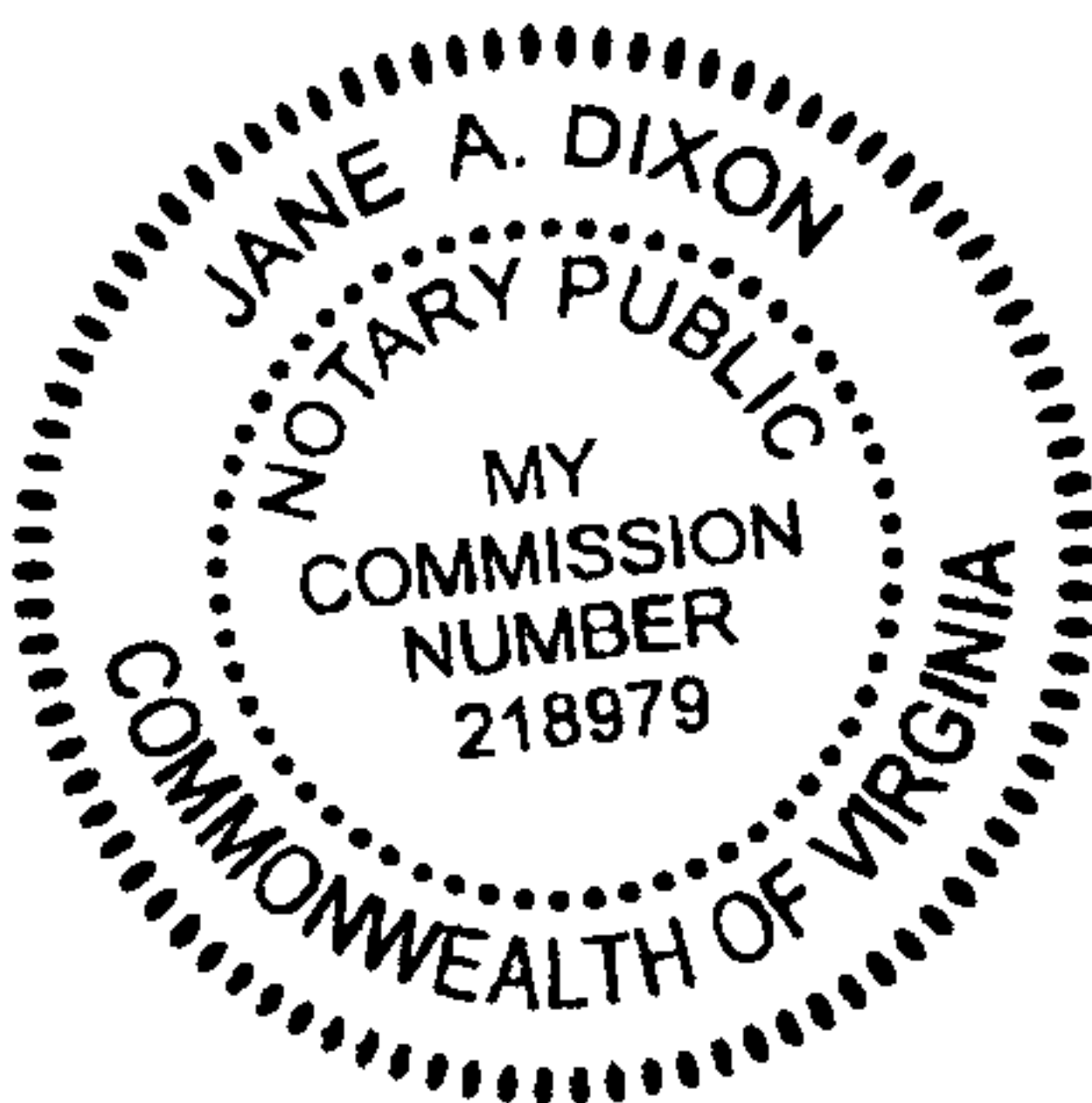
On this the 15th day of September, 2014, before me, a Notary Public in and for said County and State, personally appeared Thomas Shannon as President of Leiserv, LLC, a Delaware limited liability company, the aforesaid Grantor, known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument and acknowledged that, being informed of the contents of such instrument, he executed the same in his capacity as President on behalf of said Grantor, for the purposes therein contained.

(Seal)


Notary Public

My Commission Expires:

8/31/17



20141003000311710 3/8 \$3099.00
Shelby Cnty Judge of Probate, AL
10/03/2014 03:21:32 PM FILED/CERT

EXHIBIT A

Legal Description

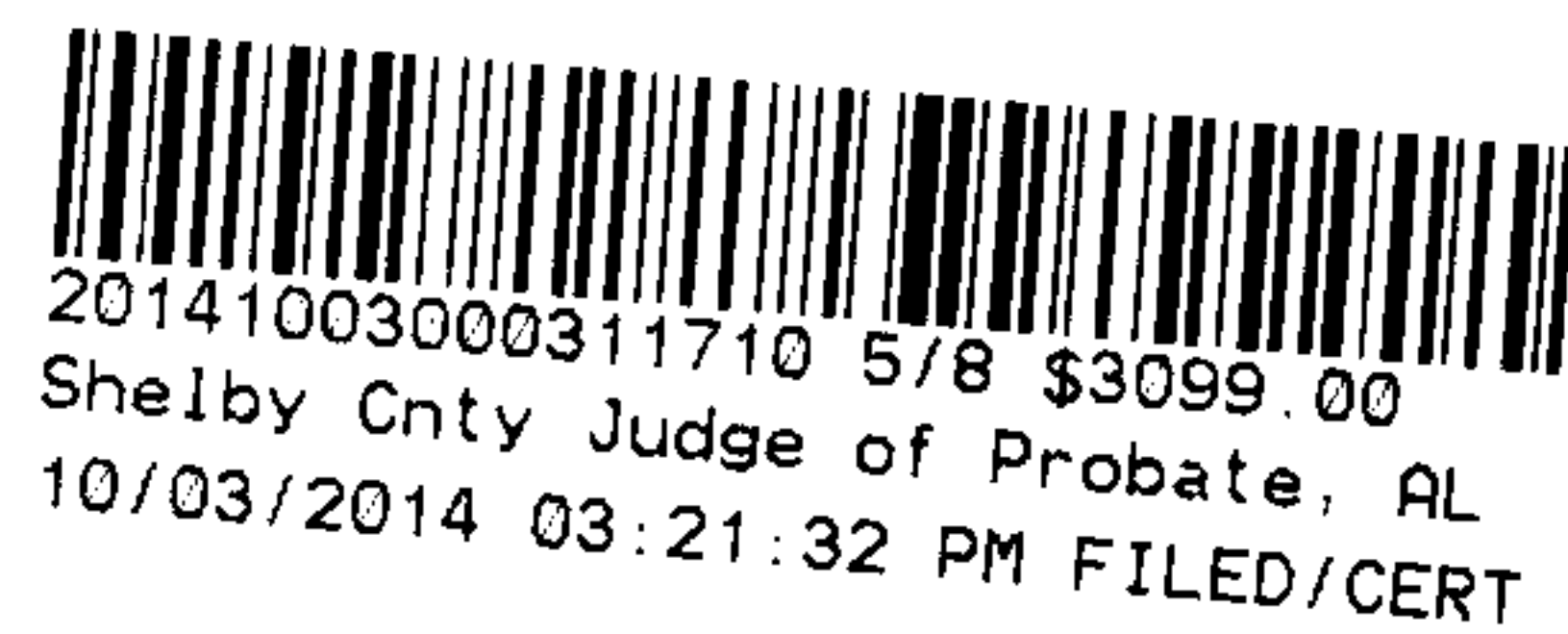

20141003000311710 4/8 \$3099.00
Shelby Cnty Judge of Probate, AL
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Site 1 Center 259 Birmingham, AL

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, according to the Survey of Cahaba Commons, as recorded in Map Book 13, page 145, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the rights granted in that certain Grant of Drainage Easement dated February 29, 2000 and recorded in Instrument 2000-07533 in said Probate Office.



Center 259
CT NBU No. 21401365
Survey Site No. 201401007, 023

EXHIBIT B

Permitted Exceptions

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20141003000311710 6/8 \$3099.00
Shelby Cnty Judge of Probate, AL
10/03/2014 03:21:32 PM FILED/CERT

Site 1 Center 259 Birmingham, AL


20141003000311710 7/8 \$3099.00
Shelby Cnty Judge of Probate, AL
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Permitted Encumbrances

1. Intentionally Deleted.
2. Property taxes for the year 2014, due and payable in 2014, are due on or before October 1, 2014, not yet delinquent.
Property taxes for the year 2015 and subsequent years, are not yet due and payable.
3. Intentionally Deleted.
4. Intentionally Deleted.
5. Intentionally Deleted.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. Intentionally Deleted.
9. 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.
10. A 20' utility easement, a 15' drainage easement, and a 20' sanitary sewer easement, as shown on the map recorded in Map Book 13, Page 145, in the Probate Office of Shelby County, Alabama, and shown on the Survey.
11. Restrictions appearing of record in Misc. Volume 9, page 513; amended by Misc. Volume 42, page 428; Real 271, page 363 and further amended by Real 271, page 380, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
12. Mineral and mining rights and rights incident thereto recorded in Volume 335, page 58, in the Probate Office of Shelby County, Alabama.
13. Intentionally deleted.
14. Drainage Easement recorded in Instrument 2000-7533, in the Probate Office of Shelby County, Alabama, and shown on the Survey.
15. The following matters of survey as delineated on the survey of Robert L. Taylor with Bock & Clark's National Surveyors Network dated 05/05/2014; last revised _____, 2014 (the "Survey"):
 - a) encroachment of asphalt pavement into drainage easement.
16. ~~_____~~
~~_____~~
17. Rights of tenants, as tenants only, under unrecorded leases.

Real Estate Sales Validation Form

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

Grantor's Name: LEISERV, LLC Mailing Address: 7313 Bell Creek Rd. Mechanicsville, VA 23111	Grantee's Name: BW Bowling Properties LP Mailing Address: 1114 Avenue of the Americas 39 th Floor New York, NY 10036
Property Address: 2908 Riverview Road Birmingham, AL 35242	Date of Sale: September ____, 2014
	Total Purchase Price: \$3,064,000.00 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
_____ Closing Statement
 X 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: September ____, 2014

GRANTOR:

 X Unattested

LEISERV, LLC
a Delaware limited liability company

By


Its Chief Financial Officer



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