

SEND TAX NOTICES TO:

ZANDER REALTY, LLC
3920 Carisbrooke Lane
Hoover, Alabama 35226

STATUTORY WARRANTY DEED



20141021000964510 1/5
Bk: LR201417 Pg:17409
Jefferson County, Alabama
I certify this instrument filed on:
10/21/2014 02:31:48 PM D
Judge of Probate- Alan L. King

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE MILLION TWO HUNDRED FIFTY THREE THOUSAND EIGHT HUNDRED FORTY AND NO/100 DOLLARS (\$1,253,840.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **B & D REALTY, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **ZANDER REALTY, LLC**, an Alabama limited liability company (herein referred to as "Grantees"), the real estate situated in Jefferson and Shelby Counties, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 17 day of October, 2014.

B & D REALTY, LLC, an Alabama limited liability company

BY: 

Name: Daryl D. Poarch (also known as Daryl Poarch)

Title: Manager



20141023000334470 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/23/2014 09:51:26 AM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daryl D. Poarch (also known as Daryl Poarch) whose name as Manager of B & D REALTY, 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 Manager, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 17 day of October, 2014.

Heather Elaine Ward

NOTARY PUBLIC

My Commission expires: 7/31/2016

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Wendy Hardegree Davis
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600
[D-7765]



20141023000334470 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Parcel I: (1100 2nd Avenue North, Birmingham, Alabama 35203)

Lot 12 and the West 50 feet of Lot 11, Block 264, according to the Present Plan and Survey of the City of Birmingham, as made by the Elyton Land Company, situated in Jefferson County, Alabama.

NOTE: This survey is unrecorded and unavailable for recordation.

Parcel II: (320 Applegate Lane, Pelham, Alabama 35124)

Lots 17 and 18, according to the Final Plat of Clayton's Addition to Oak Mountain Business Park, as recorded in Map Book 37, page 103, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2014, a lien but not yet payable; ii) Easement recorded in Instrument 200305/5964 in the Probate Office of Jefferson County, Alabama (Parcel I); iii) Transmission line permit to Alabama Power Company, recorded in Deed 126, page 299, in the Probate Office of Shelby County, Alabama (Parcel II); iv) Right of way to Shelby County, recorded in Deed 180, page 584, in the Probate Office of Shelby County, Alabama (Parcel II); v) Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Deed 334, page 205, in the Probate Office of Shelby County, Alabama (Parcel II); vi) Easement to Randall H. Goggans, as recorded in Instrument 1999-16171, in the Probate Office of Shelby County, Alabama (Parcel II); vii) Mineral and mining rights and rights incident thereto to Amoco Production recorded in Deed 336, page 430 and amended in Misc. Book 15, page 373, in the Probate Office of Shelby County, Alabama (Parcel II); and viii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.



20141023000334470 3/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/23/2014 09:51:26 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: B & D Realty, LLC
Mailing Address: 1473 Secretariat Drive
Hoover, AL 35080

Grantee's Name: Zander Realty, LLC
Mailing Address: 3920 Carisbrooke Lane
Hoover, AL 35226

Property Address: 320 Applegate Lane
1100 2nd Avenue North

Date of Sale: October 7 2014
Total Purchase Price: \$1,253,840.00

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

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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]



