

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 850 Shades Creek Parkway, Suite 210 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Birmingham Industrial Construction, LLC 1327 Erie Street Birmingham, Alabama 35224
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STATE OF ALABAMA)
COUNTY OF JEFFERSON) STATUTORY WARRANTY DEED
20141023000335680
10/23/2014 02:00:04 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Thirty Five Thousand & no/100 (\$335,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Bryant Bank**, its successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Birmingham Industrial Construction, LLC** (referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Survey of Corporate Woods Circle, as recorded in Map Book 38, Page 73, in the Probate Office of Shelby County, Alabama.

Subject to current taxes and easements, liens or encumbrances, or claims thereof not shown by Public Records.

Subject to 40 foot storm sewer easement, 40 foot front setback, 15 foot side setback, 25 foot rear setback, 20 foot sanitary sewer easement, and 10 foot sanitary sewer easement, all as shown on map recorded in Map Book 38, Page 73, Shelby County, Alabama.

Subject to Restrictive Covenants as recorded in Instrument # 1996-38767 and Instrument # 2001-20649.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 352, Page 805, Real Volume 270, Page 714, and Deed Book 318, Page 1.

Subject to transmission line permits to Alabama Power Company recorded in Deed Book 58, Page 373; Deed Book 103, Page 486; and Deed Book 165, Page 122.

The property address is 105 Corporate Woods Circle, Alabaster, Alabama 35007.

\$284,750.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 4th day of September, 2014.

Bryant Bank


By: Randall W. Jordan

Its: B'ham. President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Officer and with such authority, executed the same voluntarily for and as the act of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of September, 2014.


NOTARY PUBLIC:
Jeff W. Parmer
My Commission Expires: 09/17/2016

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 Birmingham Industrial Construction, LLC
Mailing Address 1327 Erie Street
Birmingham, AL 35224

Property Address 105 Corporate Woods Circle
Alabaster, AL 35007

Date of Sale 9/4/14

Total Purchase Price \$ 335000.00

or

Actual Value \$

or

Assessor's Market Value \$

20141023000335680

10/23/2014 02:00:04 PM

DEEDS 2/2

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).

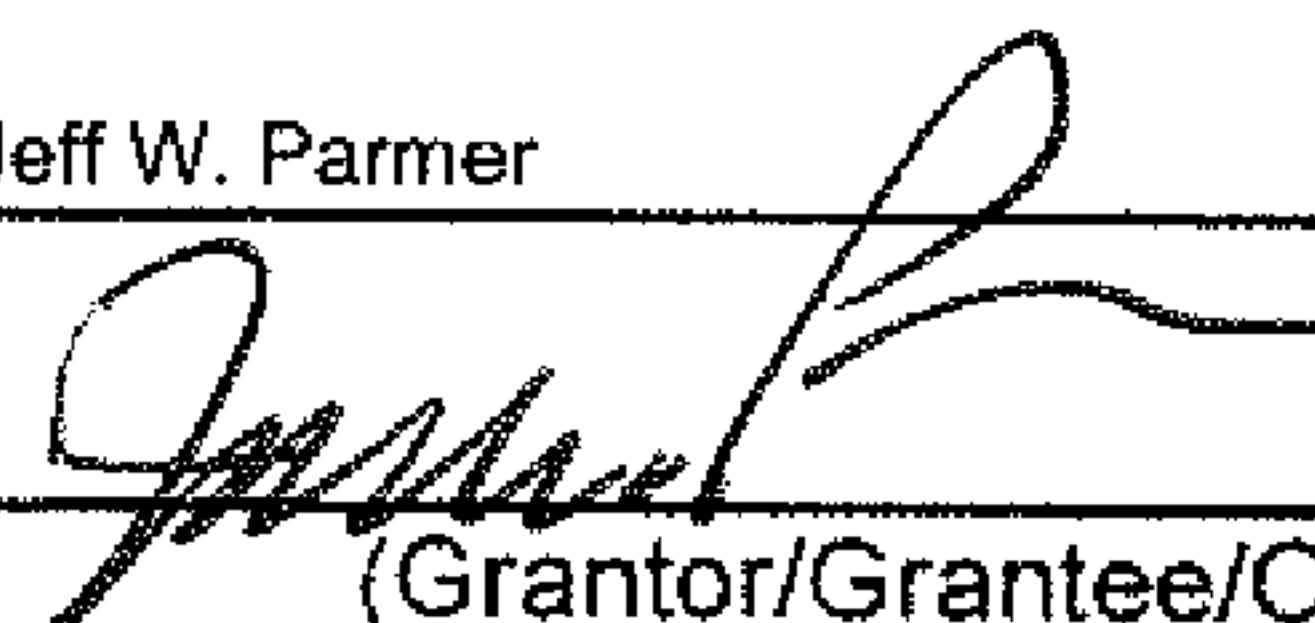
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/23/14

Print Jeff W. Parmer

Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/23/2014 02:00:04 PM
\$67.50 CHERRY
20141023000335680



Form RT-1