


Send Tax Notice to:
SWS-TX REALTY, INC.
c/o Jemison Investment Company
2001 Park Place, Suite 320
Birmingham, AL 35203


20141031000343980 1/2 \$4192.00
Shelby Cnty Judge of Probate, AL
10/31/2014 12:41:00 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this 30th day of October, 2014, by **SHELBY OB, LLC**, an Alabama limited liability company ("**Grantor**"), whose address is 408 1st Street North, Alabaster, AL 35007 to **SWS-TX REALTY, INC.**, a Texas corporation (herein referred to as "**Grantee**") whose address is 2001 Park Place Suite 320, Birmingham, AL 35203.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Four Million One Hundred Seventy Five Thousand and 00/100 Dollars (\$4,175,0000.00) being the contract sales price, paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the following real estate situated in Shelby County, Alabama (the "**Property**"):

Unit B, in The Shelby Medical Office Building Condominium, a condominium as established by that certain Declaration of Condominium of Shelby Medical Office Development, LLC, a Medical Office Building Condominium which is recorded in Instrument #20130328000128140, in the Probate Office of Shelby County, Alabama (to which Declaration of Condominium a plan is attached as Exhibit "F" thereto), said plan being filed for record in Map Book 43, Page 70, in said Probate Office and to which said Declaration of Condominium, the By-Laws are attached as Exhibit "E" thereto, as Instrument # 20130328000128160, together with an undivided interest in the Common Elements assigned to said Units of said Declaration of Condominium of Shelby Medical Office Development, LLC, a Medical Office Building Condominium. aka 408 1st Street North, Alabaster, AL 35007

Subject to:

1. Taxes or assessments for **2014** and subsequent years and not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 617, and Deed Book 60, Page 66 and Instrument #20121025000411040 and Instrument #20121025000411050.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of

Shelby County, AL 10/31/2014
State of Alabama
Deed Tax: \$4175.00

Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of The Shelby Medical Office Building Condominium, a condominium dated March 27, 2013, and recorded in Instrument #20130328000128140, in the Probate Office of Shelby County, Alabama; in the By-Laws of The Shelby Medical Office Building Condominium, a condominium, recorded in Instrument #20130328000128160, in said Probate Office; in the Articles of Incorporation of The Shelby Medical Office Building Condominium, a condominium, recorded in Instrument #20130328000128150, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.

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

And Grantor does, for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor and Grantor's successors and assigns shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (except as noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed on this the 30 day of October, 2014

SHELBY OB, LLC

By: James L. Head, MD
James L. Head, MD
Its: Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that James L. Head, MD, whose name as Manager of SHELBY OB, LLC, an Alabama Limited Liability Company, 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 said conveyance, he, as such Manager, and with full authority, executed the same voluntarily for and as the act of SHELBY OB, LLC.

Given under my hand and official seal of office this 30 day of October, 2014.

[Signature]
Notary Public
Commission Expires 11/09/14

THIS INSTRUMENT PREPARED BY:
Gene W. Gray, Jr.
2100 SouthBridge Parkway
Suite 338
Birmingham, AL 35209
205-879-3400



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