


This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203


20141113000358450 1/2 \$70.50
Shelby Cnty Judge of Probate, AL
11/13/2014 02:28:21 PM FILED/CERT

Send tax notice to:
CKE Investments, LLC
Narrows Executive Center
1063 Narrows Way
Suite B
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know all men by these presents, that in consideration of Eight Hundred Twenty Thousand and 00/100 Dollars (\$820,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, LCT Investments, LLC, an Alabama limited liability company located at 5208 Queensferry Lane, Birmingham, Alabama 35242 (the "Grantor"), does hereby grant, bargain, sell and convey unto CKE Investments, LLC, an Alabama limited liability company located at 1063 Narrows Way, Suite B, Birmingham, Alabama 35242 (the "Grantee"), all of its right, title and interest in the following described real estate situated in Jefferson County, Alabama:

Lot 3-D, according to a Resurvey of Lot 3 of The Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 29, Page 17, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Commercial Declaration of Covenants, Conditions and Restrictions, recorded in Instrument # 2000-17137, in the Probate Office of Shelby County, Alabama,

Also, together with the non-exclusive easements more particularly described in Declaration of Easements between MASI, LLC and Ingram & Associates, Inc., as recorded in Instrument # 2000-25069, in the Probate Office of Shelby County, Alabama.

Subject to: easements; encumbrances; restrictions; rights-of-way; covenants; encroachments; set-back lines; restrictions; ad valorem taxes for the current year; and agreements and all other matters of record that are applicable to the above-described real estate.

To have and to hold, 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 hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

Shelby County, AL 11/13/2014
State of Alabama
Deed Tax: \$53.50

Seven Hundred Sixty-Six Thousand Seven Hundred and 00/100 Dollars (\$766,700.00) of the purchase price recited above has been paid from the proceeds of mortgage loans closed simultaneous herewith.

The above-described real property is located at: 1063 Narrows Way, Birmingham, Alabama 35242. The value of this real estate property is \$820,000. This value is based upon the purchase price for the property set forth in the purchase contract.


IN WITNESS WHEREOF, LCT Investments, LLC, by its manager who is authorized to execute this conveyance, has hereto set its signature, this the ___ day of November 2014.

LCT INVESTMENTS, LLC, an Alabama limited liability company

By: Brian Shulman
Brian Shulman
Its: Manager

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

STATE OF ALABAMA)
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I, Melanie Baughn Burson, a Notary Public in and for said County, in said State, hereby certify that Brian Shulman, whose name as Manager of LCT Investments, LLC, 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, as such officer and with fully authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November 2014.

[Notarial Seal]

Melanie Baughn Burson
Notary Public
My Commission Expires _____

MELANIE BAUGHN BURSON
Notary Public, Alabama State At Large
My Commission Expires June 13, 2018