


PREPARED BY AND RETURN TO:
John R. Ibach, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207


20141125000371780 1/4 \$4023.00
Shelby Cnty Judge of Probate, AL
11/25/2014 01:38:50 PM FILED/CERT

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 25th day of November, 2014, between **VALLEYDALE, LLC**, a Florida limited liability company ("Grantor"), whose address is One Independent Drive, Suite 114, Jacksonville, FL 32202, and **VALLEYDALE VILLAGE, LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o The Rosen Group, Inc., Attention: Joseph E. Maguire, 7860 Glades Road, Suite 220, Boca Raton, FL 33434.

WITNESSETH:

That Grantor, for and in consideration of the sum of Fourteen Million Seven Hundred Thousand and NO/100 Dollars (\$14,700,000.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Shelby, State of Alabama, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Land"),

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same; and
3. Matters which a current survey or careful inspection of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or

Shelby County, AL 11/25/2014
State of Alabama
Deed Tax: \$4000.00

under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

VALLEYDALE, LLC, a Florida limited
liability company

By: Regency Centers, L.P., a Delaware
limited partnership
Its: Manager

By: Regency Centers Corporation,
a Florida corporation
Its: General Partner

By: Scott Porter
Scott Porter
Vice President

STATE OF FLORIDA


COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of November, 2014, by Scott Porter, the Vice President of Regency Centers Corporation, a Florida corporation, in its capacity as general partner of Regency Centers, L.P., a Delaware limited partnership, as the manager of VALLEYDALE, LLC, a Florida limited liability company, on behalf of the corporation, partnership and company. He is personally known to me or has produced _____ as identification.



Deborah L. Spadea
Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

Exhibit A


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Property

Lot 1, according to the Survey of Regency Centers Valleydale Village Survey as recorded in Map Book 31, page 69 and Lots 1 and 2 according to the Survey of Valleydale Village as recorded in Map Book 8, Page 141, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Valleydale, LLC
Mailing Address ONE INDEPENDENT Drive, Suite 114
JACKSONVILLE, FL 32202

Grantee's Name Valleydale Village, LLC
Mailing Address 40 East 69th St
New York, NY

Property Address 5180-5192 Caldwell Mill Rd.
2644-2668 Valleydale Rd.
Hoover, AL

Date of Sale November, 2014
Total Purchase Price \$ 14,700,000

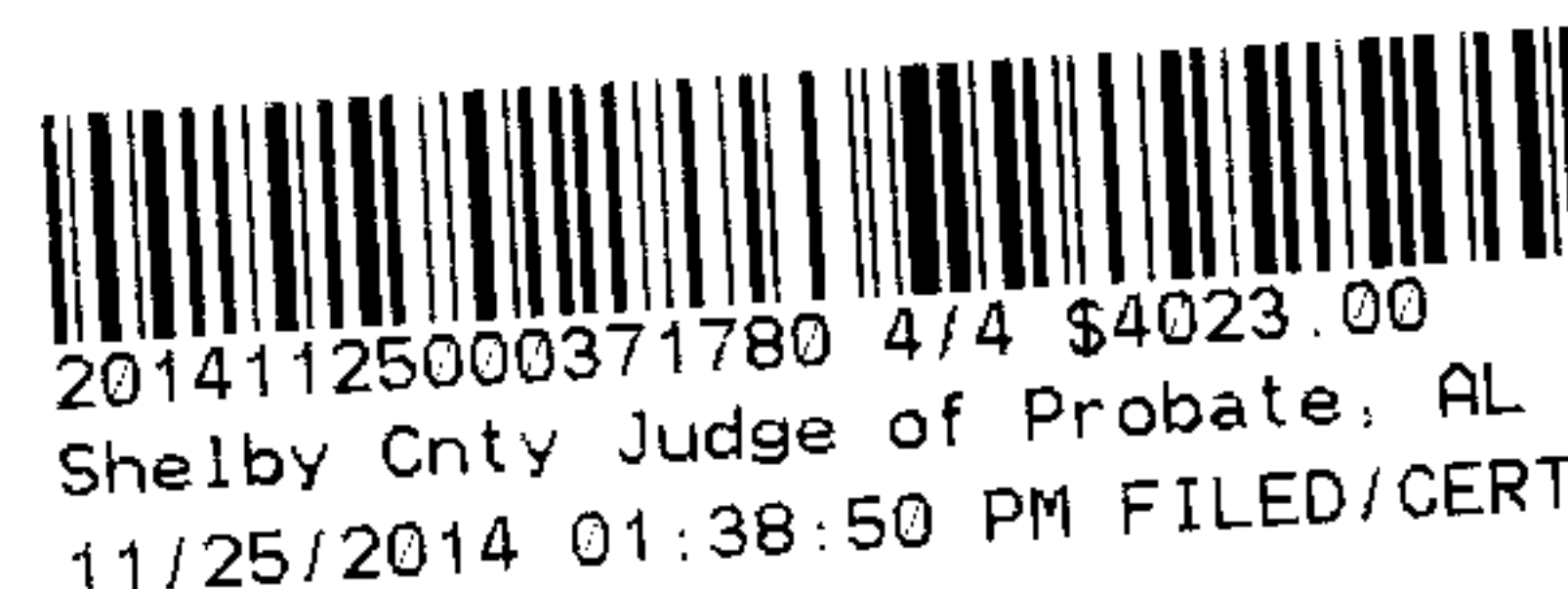
or
Actual Value \$

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).

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 _____

Print JONATHAN P. ROSEN

Unattested _____

Sign _____

(verified by)

(Grantor Grantee Owner/Agent) circle one

Print Form

Form RT-1