

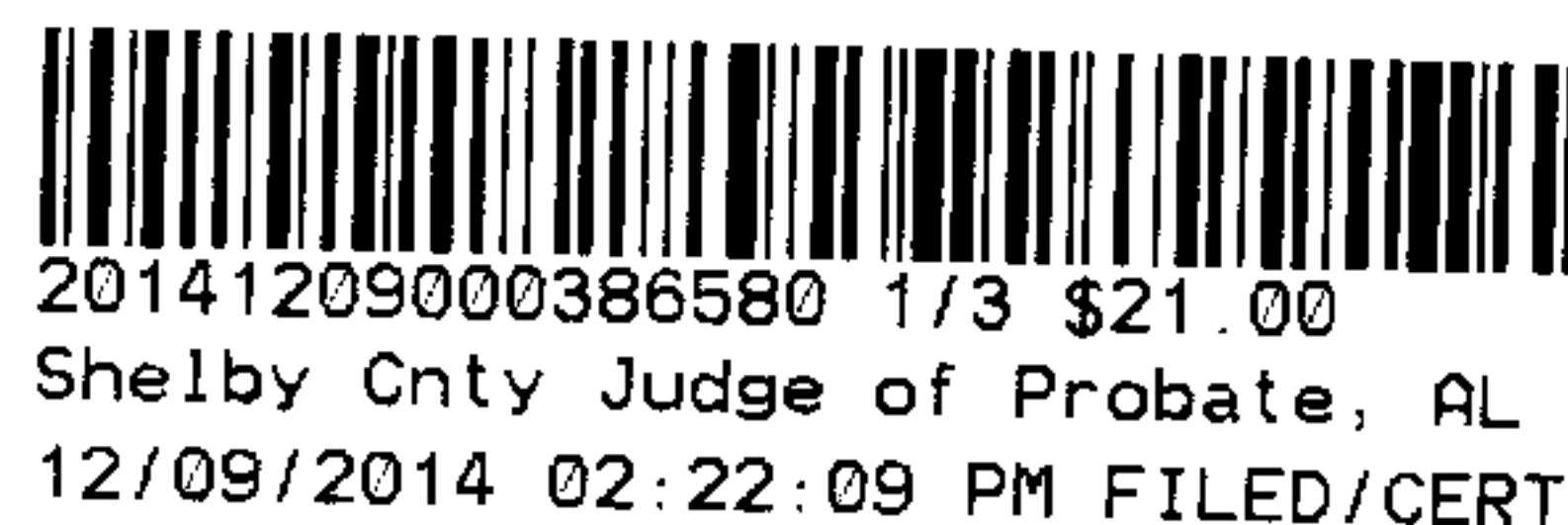
This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
World Class Properties, LLC

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



That in consideration of Four Hundred Twenty-Five Thousand and 00/100 (\$425,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Investment Associates, LLC**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **World Class Properties, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot C2-F, according to Final Plat of the Commercial Lots of Resurvey of Beaumont Lot C2-A, as recorded in Map Book 42, Page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes or assessment for 2015 and subsequent years but not yet due and payable; (2) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument #20070415000180130 and Instrument #20071109000517680; (3) Declaration of Protective Covenants (Commercial) as attached as Exhibit B to deed recorded in Instrument #20060411000166620; (4) Agreement for Covenants by and between Investment Associates, LLC and Lake Heather Homeowners Association, Inc. recorded in Instrument #20060607000270390; (5) Right of way granted to Alabama Power Company as set out in Instrument(s) recorded in Real 84, Page 298; Real 340, Page 804; Real 365, Pages 819 and 785; Instrument #1994-34517 and Instrument #1993-7531 in the Probate Office of Shelby County, Alabama; (6) Right of Way granted to City of Hoover as recorded in Real 365, Page 871 and Instrument #1998-24499, in the Probate Office of Shelby County, Alabama; (7) Right of Way granted to Southern Life and Health as recorded in Real 169, Page 384 in the Probate Office of Shelby County, Alabama; (8) Right of Way granted to City of Hoover as recorded in Real Volume 365, Page 876; (9) Restrictions and Easements as shown on recorded map.

The entire purchase price recited above has been paid from the proceeds of a first and second mortgage loan closed simultaneously herewith.

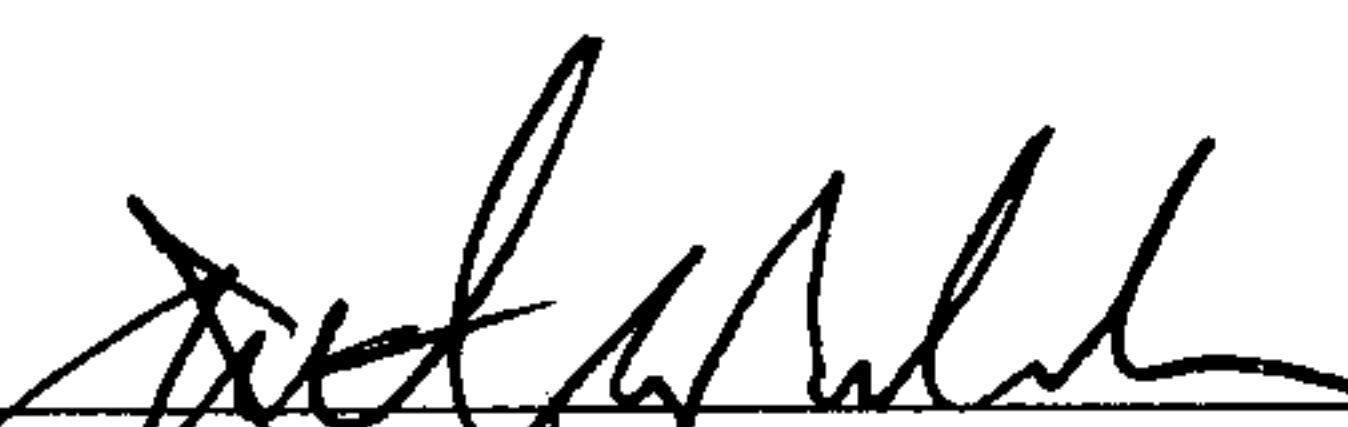
TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, NSH Corp., an Alabama corporation, which is authorized to execute this conveyance, has hereto set its signature and seal this 4th day of November, 2014.

INVESTMENT ASSOCIATES, LLC

By: NSH CORP.
Sole Member

By: 
Jonathan M. Belcher
Its: President

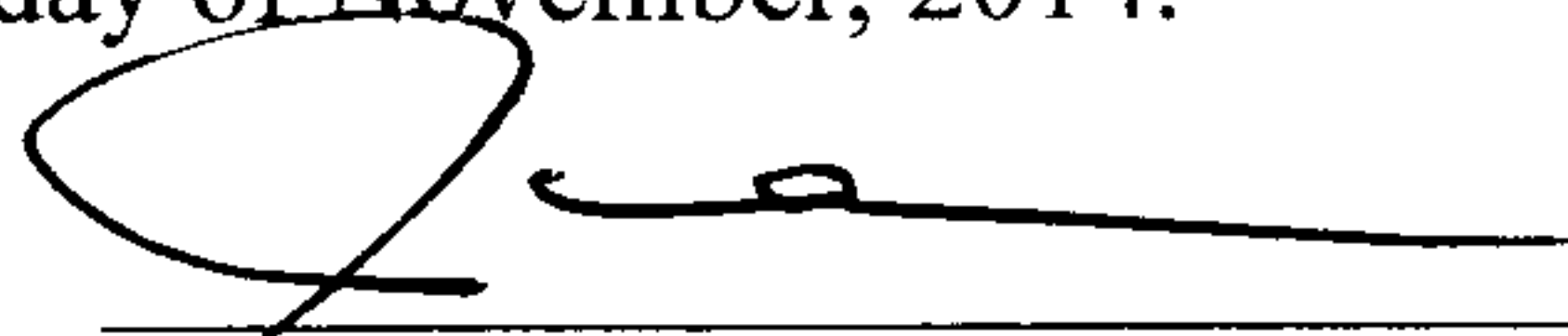
STATE OF ALABAMA)

JEFFERSON COUNTY)

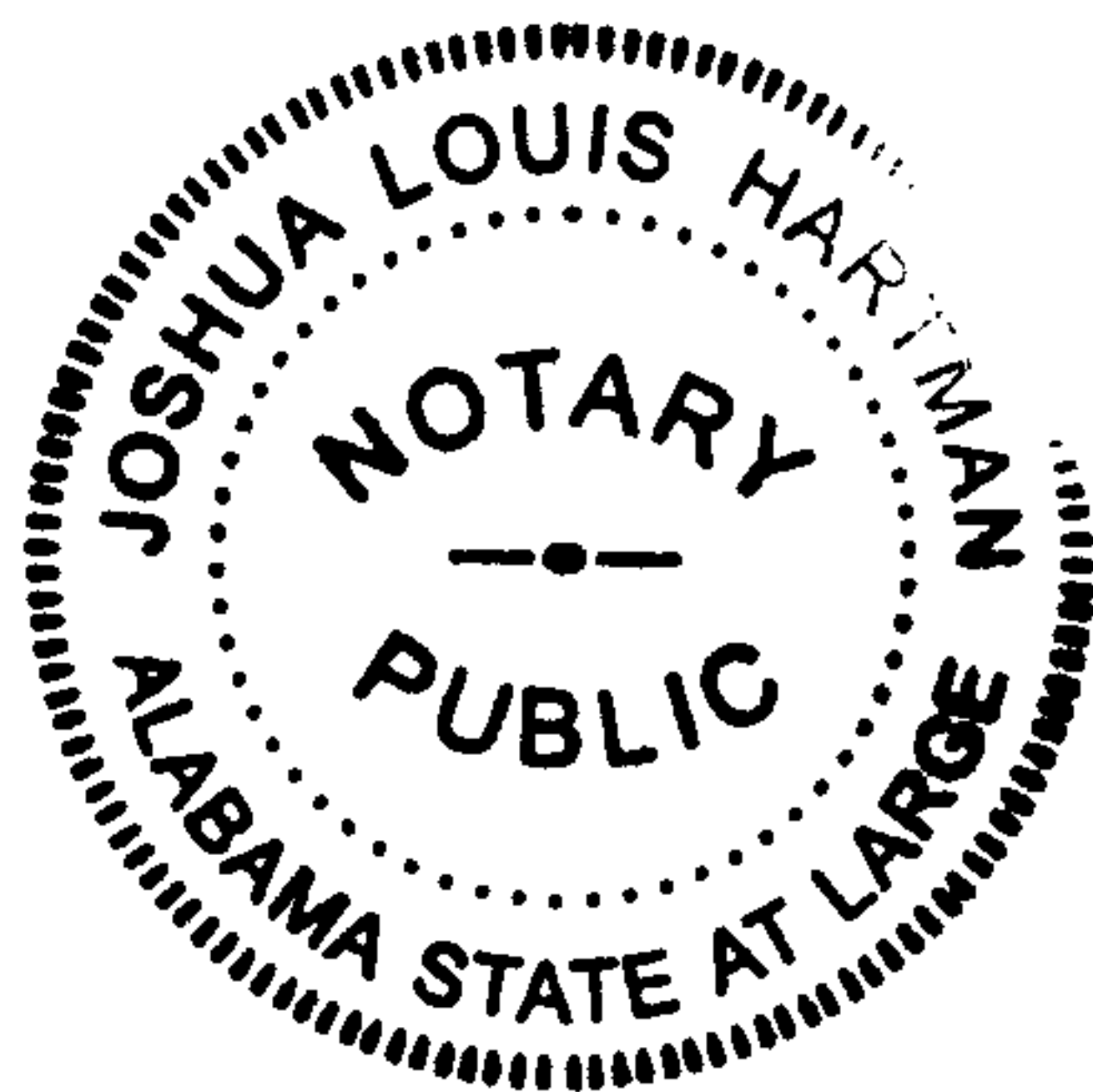
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan M. Belcher, whose name as President of NSH Corp., an Alabama Corporation, as sole Member of Investment Associates, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal this 4TH day of November, 2014.

My Commission Expires: 3/19/16



Notary Public




20141209000386580 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/09/2014 02:22:09 PM 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 Investment Associates, LLC
Mailing Address 3545 Market Street
Birmingham, AL 35226

Grantee's Name World Class Properties, LLC
Mailing Address 640 Inverness Corners H
Birmingham, AL 35242

Property Address Lot C2-F, resurvey of Beaumont Lot C2-A
Birmingham, AL 35242

Date of Sale 11/4/2014
Total Purchase Price \$ 425,000.00



20141209000386580 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/09/2014 02:22:09 PM FILED/CERT

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 11/6/2014

☐ Unattested

(verified by)

Print Justin Scarsella, Member of World Class Properties, LLC, Grantee

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1