


This instrument was prepared by:

Christina A. Graham
Gibbons Graham LLC
100 Corporate Parkway, Suite 125
Birmingham, Alabama 35242


20150112000011770 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/12/2015 12:05:03 PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

§

COUNTY OF SHELBY

§

KNOW ALL PERSONS BY THESE PRESENTS:

§

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned, **SERVISFIRST BANK**, an Alabama banking corporation (the "Grantor"), with a mailing address of 850 Shades Creek Parkway, Suite 200, Birmingham, Alabama 35209, Attention: Clark Zinsmeister, in hand paid by **HCI HOLDINGS, LLC**, an Alabama limited liability company (the "Grantee"), with a mailing address of 2660 Old Rocky Ridge Road, Birmingham, Alabama 35216, Attention: W. Jordy Henson, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

Lot 10, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

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

And subject to the foregoing, Grantor does for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

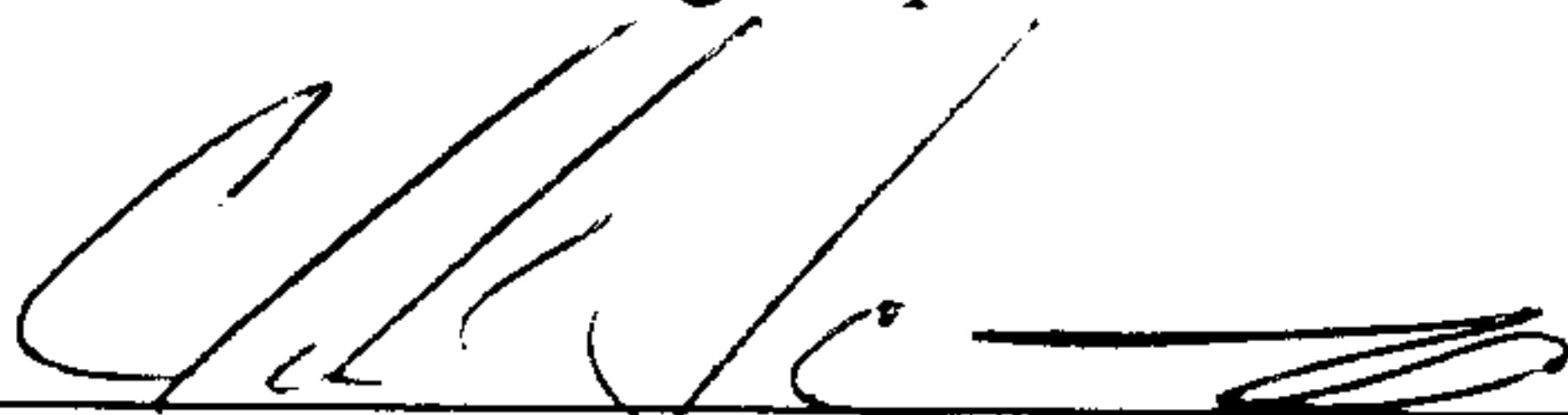
* * * * *

Shelby County, AL 01/12/2015
State of Alabama
Deed Tax: \$5.00

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 30th day of December, 2014.

SERVISFIRST BANK

an Alabama banking corporation

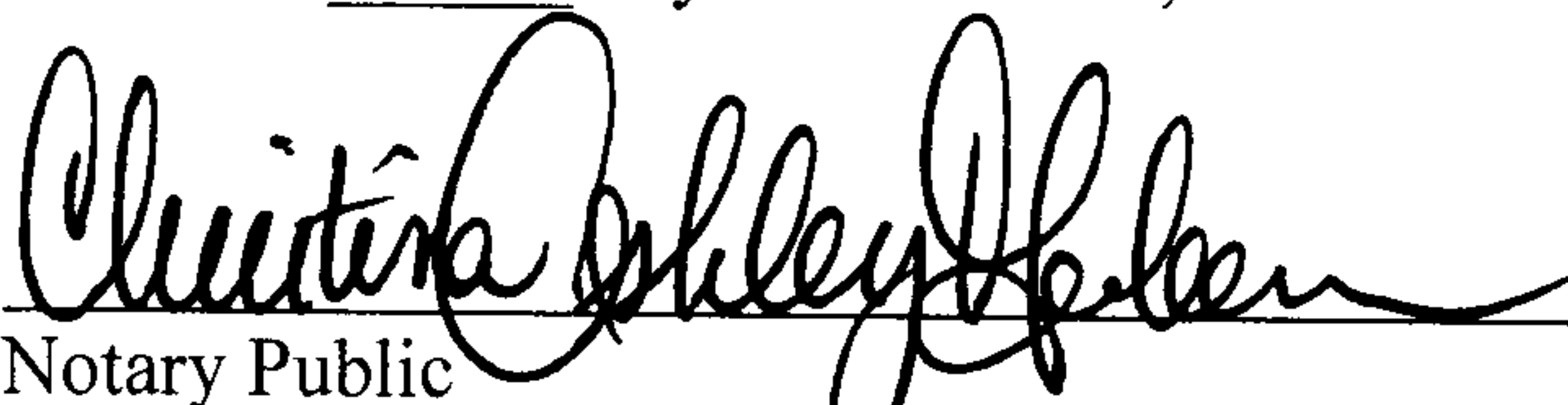
By: 
Clark Zinsmeister
Its: Vice President


STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clark Zinsmeister whose name as Vice President of ServisFirst Bank, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of corporation.

Given under my hand and official seal, this the 30 day of December, 2014.

[SEAL]


Notary Public
My Commission Expires 10/28/2015


20150112000011770 2/3 \$25.00
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Real Estate Sales Validation Form

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

Grantor's Name ServisFirst Bank
Mailing Address 850 Shades Creek Pkwy, Ste 200
Birmingham, AL 35209
Attn: Clark Zinsmeister

Grantee's Name HCI Holdings, LLC
Mailing Address 2660 Old Rocky Ridge Road
Birmingham, AL 35216
Attn: W. Jordy Henson

Property Address 244 Normandy Lane
Pelham, AL 35124
(Unimproved Lot)

Date of Sale _____

Total Purchase Price \$ 5,000.00

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____



20150112000011770 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
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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 12-30-2014

Print

Servis First Bank
By: Clark Zinsmeister

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1