

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Renaissance World One Limited Partnership
5184 Caldwell Mill Road
Suite 204-331
Birmingham, AL 35244

Corporation Form Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$525,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, **Valleydale Office Center, LLC**, a Limited Liability Company, whose mailing address is 123 Hilltop Business Drive, Pelham, AL 35124 (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **Renaissance World One Limited Partnership**, whose mailing address is 5184 Caldwell Mill Road, Suite 204-331, Birmingham, AL 35244 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is Lot 1A, Valleydale Commercial Park, Birmingham, AL ; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Note: \$472,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its Managers, Kenneth E. Peters and Gene Lunceford, who are authorized to execute this conveyance, hereto set its signature and seal, this the 20th day of January, 2015.

20150121000022510 1/2 \$69.50
Shelby Cnty Judge of Probate, AL
01/21/2015 02:02:36 PM FILED/CERT

Shelby County, AL 01/21/2015
State of Alabama
Deed Tax: \$52.50

Valleydale Office Center, LLC

By: Kenneth E. Peters
Its: Manager

By: Gene Lunceford
Its: Manager

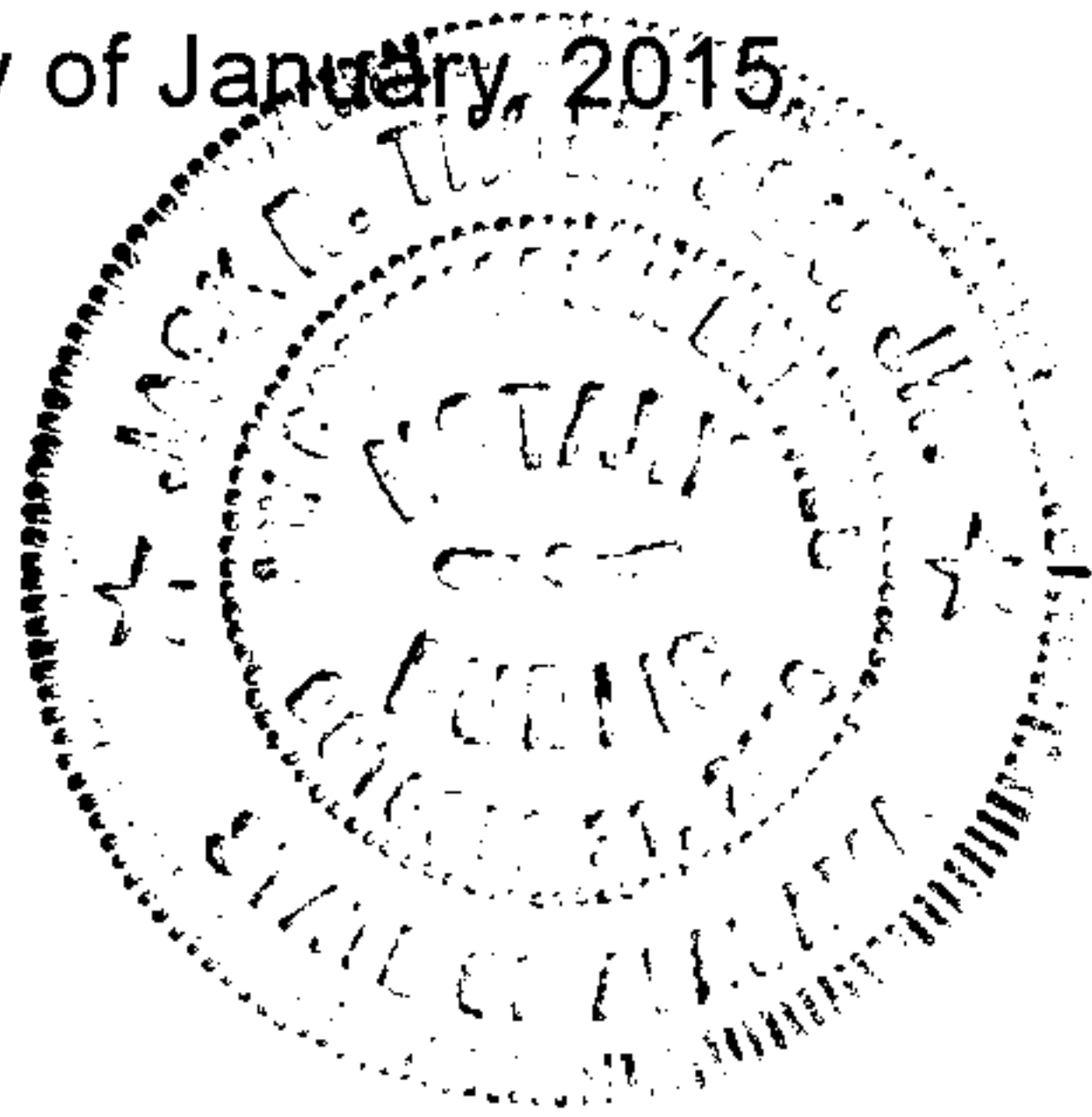
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that **Kenneth E. Peters and Gene Lunceford**, whose names as **Managers of Valleydale Office Center, LLC**, a Limited Liability Company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as Managers and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 20th day of January, 2015.

Notary Public

My commission expires: 10/31/2016



S14-2703HUD

EXHIBIT "A"
Legal Description

Lot 1-A, according to the Final Plat for Lunceford's Resurvey of Lot 1, Valleydale Commercial Park, as recorded in Map Book 40, Page 134, in the Office of the Judge of Probate of Shelby County, Alabama.

