

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

**Documentary Evidence:**  
**Closing Statement**

SEND TAX NOTICE TO:  
Lakeview Park Properties, LLC  
2526 Valleydale Road, Suite 100  
Birmingham, AL 35244

STATUTORY  
WARRANTY DEED

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

That in consideration of Six Hundred Twenty-Five Thousand and No/100 Dollars (\$625,000.00), which is the total purchase price, in hand paid to the undersigned, Brock Maddox, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTOR"), whose mailing address is 5394 Greystone Way, Birmingham, AL 35242, by Lakeview Park Properties, LLC (hereinafter referred to as "GRANTEE"), whose mailing address is 2526 Valleydale Road, Suite 100, Birmingham, AL 35244, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated at Inverness Office Center- Site 8 in Shelby County, Alabama, to wit:

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2015 and subsequent years and not yet due and payable; and
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

**ALL of the purchase price recited above was paid by a purchase money mortgage loan closed simultaneously with delivery of this deed.**

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned representative of GRANTOR has hereto set his signature and the seal of said company this 27 day of August, 2015.

Brock Maddox, LLC

By: J. Wayne Graves (SEAL)  
Its: Manager

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Wayne Graves, whose name as Manager of Brock Maddox, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, as such manager 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 27 day of August, 2015.

M. C. U.  
NOTARY PUBLIC  
My commission expires: 5-21-16

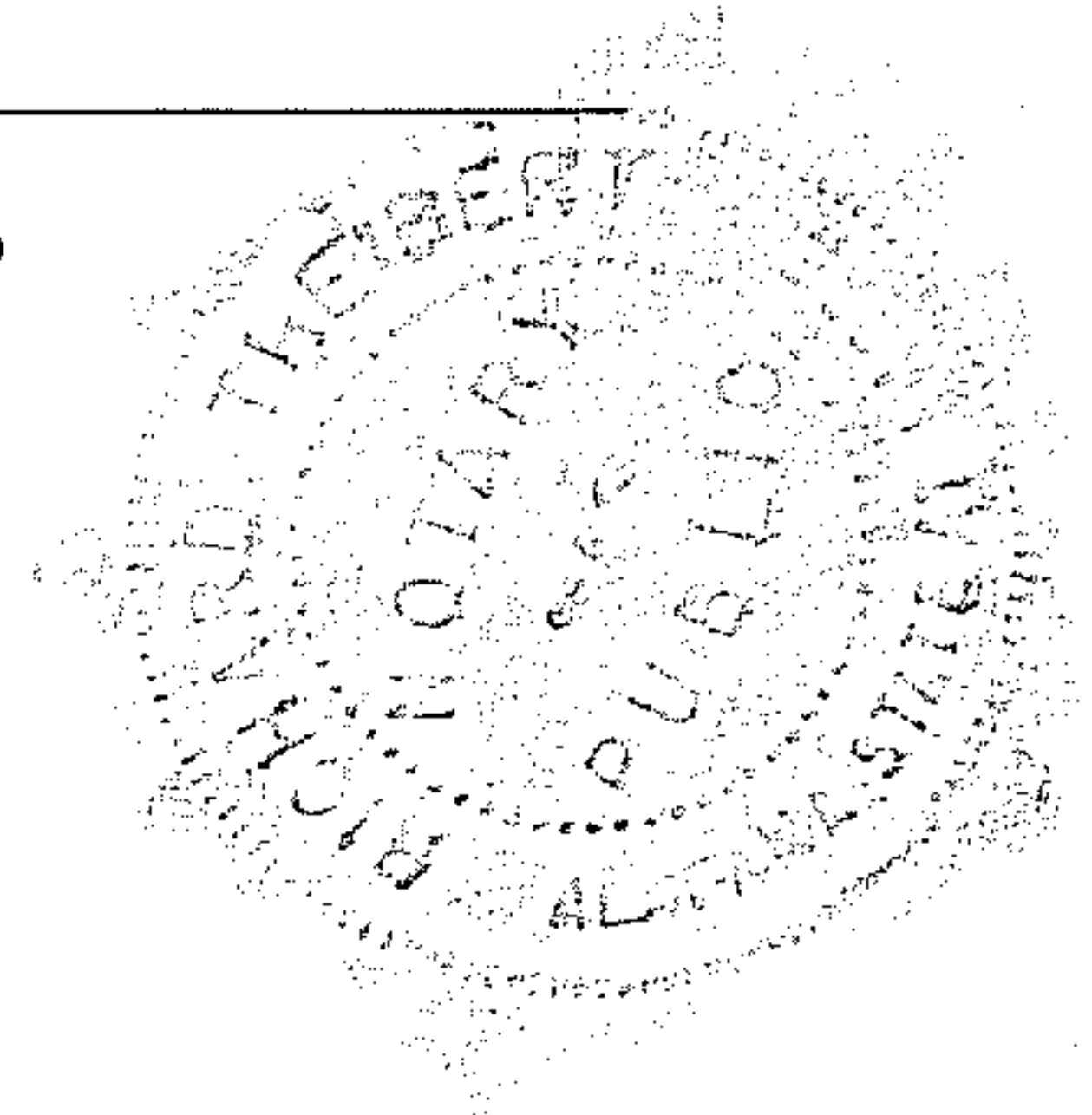


Exhibit "A"

## LEGAL DESCRIPTION

Lots 1, 2 & 3, according to the Survey of Inverness Office Center Site 8, as recorded in Map Book 40, Page 73, in the Probate Office of Shelby County, Alabama.

Also known as:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at an existing 1/2" rebar marking the point where the North line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 18 South, Range 2 West intersects the Southwesterly Right of Way of U.S. Highway No. 280 and run N88°24'26"W along same 800.90 feet to a point; thence S01°35'35"W 1009.92 feet to a point on the Southeasterly Right of Way of Inverness Center Parkway and the Point of Beginning of herein described Inverness Site - 8; thence from the Point of Beginning thus obtained run along said Southeasterly Right of Way of Inverness Center Parkway the following courses, N60°48'34"E, 119.04 feet to the Point of Curve of a curve to the left, having a radius of 64.00 feet and a central angle of 9°32'40", thence N56°02'14"E along the chord of said curve 10.65 feet to the Point of Tangent; thence N51°15'54"E, 101.00 feet to the Point of Curve of a curve to the right, having a radius of 1231.50 feet and a central angle of 2°49'33"; thence N52°40'40"E along the chord of said curve 60.73 feet to the Point of Tangent; thence N54°05'27"E, 45.16 feet to the Point of Curve of a curve to the right, having a radius of 108.50 feet and a central angle of 35°58'08"; thence N72°04'31"E along the chord of said curve 67.00 feet to the Point of Tangent; thence S89°56'25"E 64.37 feet to the Point of Curve of a curve to the right, having a radius of 56.00 feet and a central angle of 47°58'27"; thence S65°57'11"E, along the chord of said curve 45.53 feet to the Point of Tangent, being on the Southwesterly Right of Way of Inverness Center Place; thence continuing along said Southwesterly Right of Way of Inverness Center Place the following courses, S41 degrees 57' 58"E 20.37 feet to the Point of Curve of a curve to the left, having a radius of 225.00 feet and a central angle of 22°09'13"; thence S53°02'34"E along the chord of said curve 86.46 feet to the Point of Tangent; thence S64°07'10"E, 3.45 feet to the Point of Curve of a curve to the left, having a radius of 249.99 feet and a central angle of 3°56'50"; thence S66°05'35"E along the chord of said curve 17.22 feet to a point on said curve and the Northwestern corner of Inverness Office Center, Building 104; thence S39°01'39"W, leaving said Right of Way and running along the Northwestern line of said Building 104 112.82 feet; thence the following courses along said Northwestern line of Building 104; S17°58'27"E, 15.56 feet; thence S26°16'30"W, 44.95 feet; thence S63°52'31"W, 17.26 feet; thence S42°12'00"W, 44.95 feet to a point on the edge of water of Lake Heather, historically known as being the 496.00 elevation contour; thence the following courses along said edge of water, N02°34'00"W, 6.55 feet; thence S62°26'17"W, 33.63 feet; thence S60°24'47"W, 51.23 feet; thence S65°42'54"W, 34.61 feet; thence S44°39'42"W, 105.00 feet; thence N42°10'19"W, 20.09 feet; thence S01°22'45"W, 32.87 feet; thence S61°43'09"W, 11.86 feet; thence N64°16'55"W, 18.18 feet to an existing 5/8" rebar being the Southeasterly corner of Inverness Office Center, Site-28 (the Barber Companies property); thence leaving the edge of water of Lake Heather, the following courses along the Northeasterly line of said Site - 28, N36°50'25"W, 82.00 feet; thence N63°13'25"W, 100.81 feet; thence N30°25'11"W, 109.73 feet to the Point of Beginning



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/02/2015 02:43:26 PM  
\$21.00 CHERRY  
20150902000307120

*James W. Fuhrmeister*