

This instrument was prepared by:  
Andrea L. Weed, Esq.  
Burr & Forman LLP  
420 N. 20<sup>th</sup> Street Suite 3400  
Birmingham, Alabama 35203

Send Tax notice to:  
Paul Siegel and Phyllis Siegel, Trustees  
Siegel Family Inter Vivos Trust  
5933 Julian Lane  
Tarzana, California 91356

STATE OF ALABAMA     )

COUNTY OF SHELBY     )

**STATUTORY WARRANTY DEED**

(Store #1258, 4671 Highway 280 East, Birmingham, AL 35242)

**KNOW ALL MEN BY THESE PRESENTS** that for and in consideration of Two Million Three Hundred Ten Thousand and No/Dollars (\$2,310,000.00), and other good and valuable consideration to the undersigned grantor, **BIG BEAR HOLDINGS, LLC**, a Delaware limited liability company ("Grantor"), in hand paid by **PAUL SIEGEL AND PHYLLIS SIEGEL, TRUSTEES OF THE SIEGEL FAMILY INTER VIVOS TRUST** ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

Subject, however, to the permitted encumbrances described in Exhibit B, attached hereto and incorporated herein by reference.

The foregoing is not the homestead of Grantor.

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

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*

Shelby County, AL 09/28/2015  
State of Alabama  
Deed Tax: \$1660.00



20150928000337420 1/6 \$1690.00  
Shelby Cnty Judge of Probate, AL  
09/28/2015 10:36:29 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this 17<sup>th</sup> day of September, 2015.

**GRANTOR:**  
**BIG BEAR HOLDINGS, LLC,**  
a Delaware limited liability company

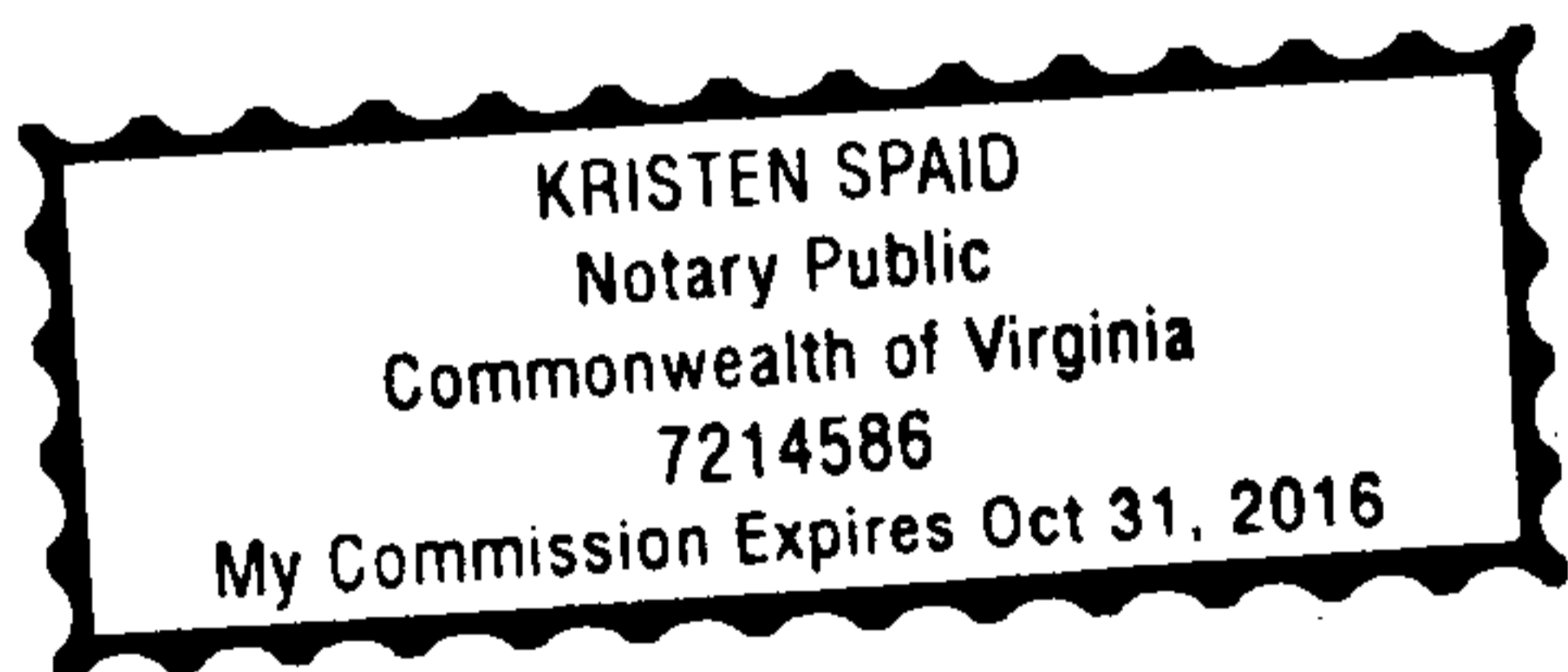
By: William R. Reynolds  
William R. Reynolds  
Its: Manager

STATE OF VIRGINIA      )

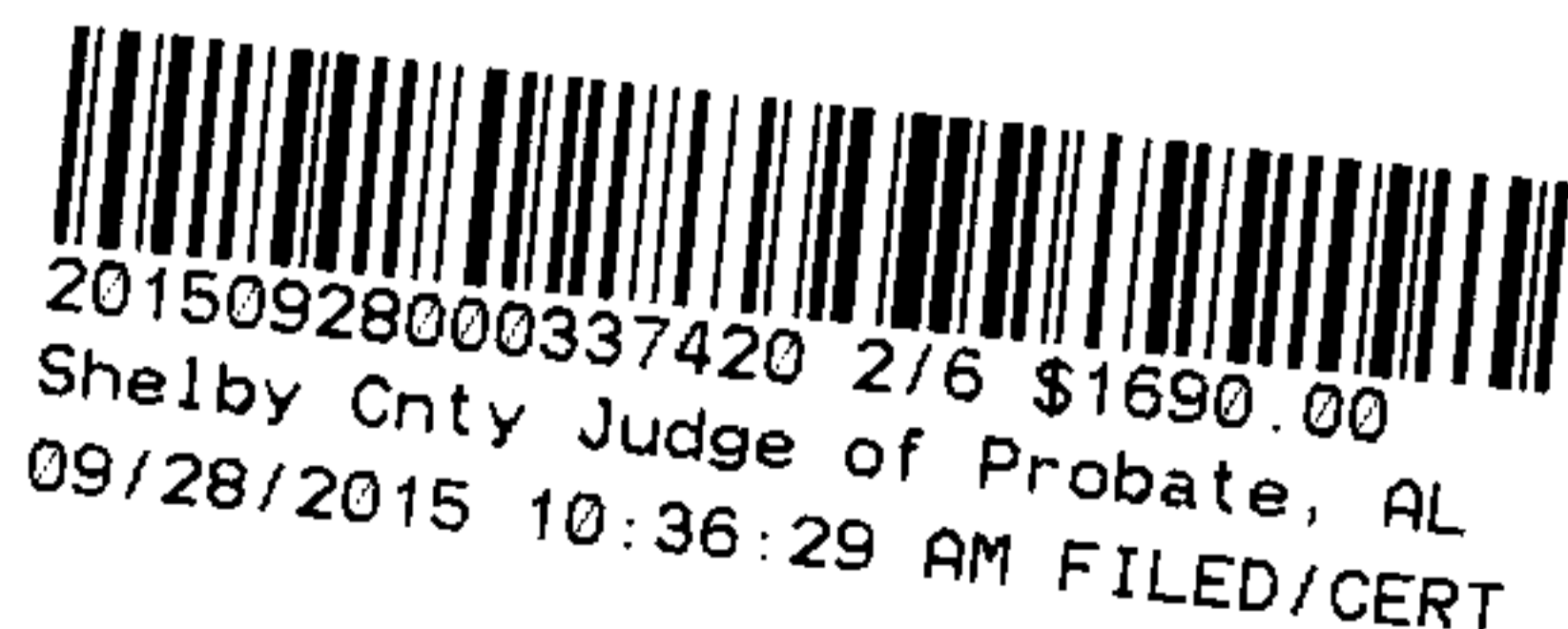
CITY OF WINCHESTER    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William R. Reynolds**, in his capacity as Manager of Big Bear Holdings, LLC, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date.

Given under my hand this 17<sup>th</sup> day of September, 2015.



Kristen Spaid  
Notary Public  
My Commission Expires: 10/31/16



## EXHIBIT "A"

Tract 1:

Lot 1, according to the Survey of Colonial Properties Subdivision, as recorded In Map Book 8, page 138, In the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama in Book 277, page 930, in the Probate Office of Shelby County, Alabama.

Tract 2:

TOGETHER WITH easement rights as defined in Declaration of Restrictions and grant of easements recorded in Volume 53, page 375, in and to Lot 2, according to the Survey of Colonial Properties Subdivision, as recorded in Map Book 8, page 138, in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
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## **EXHIBIT "B"**

1. All taxes for the year 2015 and subsequent years, which are a lien not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Transmission line permit to Alabama Power Company, as recorded in Deed Book 97, page 566; Deed Book 285, page 93; Deed Book 352, page 561; Deed Book 109, page 289; Deed Book 182, page 51, in the Probate Office of Shelby County, Alabama; together with Disclaimer to same filed In Birmingham Real 753, page 910, in the Probate Office of Jefferson County, Alabama and raffled in Deed Book 270, page 819 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, page 394, in the Probate Office of Shelby County, Alabama.
5. Declaration of restrictions and grant of easements recorded in Misc. Book 53, page 375, in the Probate Office of Shelby County, Alabama.
6. Easement to Southern Bell Telephone and Telegraph Company recorded In Deed Book 351, page 360 and Deed Book 351, page 362, In the Probate Office of Shelby County, Alabama.
7. Restrictions, as shown by map recorded in Map Book 8, page 138, as follows: (1) No lot shall have direct access to Highway #280; (2) Purpose of subdivision - Commercial Use.



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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: Big Bear Holdings, LLC

Grantee's Name:

Paul Siegel And Phyllis  
Siegel, Trustees Of The  
Siegel Family Inter Vivos  
Trust

Mailing Address: 154 Creekside Lane  
Winchester, Virginia 22602

Mailing Address:

5933 Julian Lane  
Tarzana, California 91356

Property Address: 4671 Highway 280 East  
Birmingham, Alabama 35242

Date of Sale:

September 21, 2015

Total Purchase Price

\$2,310,000.00

Or

Actual Value:

Or

Assessors' 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

\_\_\_\_\_ Appraisal

  X   Sales Contract

\_\_\_\_\_ Other: \_\_\_\_\_

\_\_\_\_\_ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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**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).

[signature appears on the following page]

**GRANTOR:**  
**BIG BEAR HOLDINGS, LLC,**  
a Delaware limited liability company

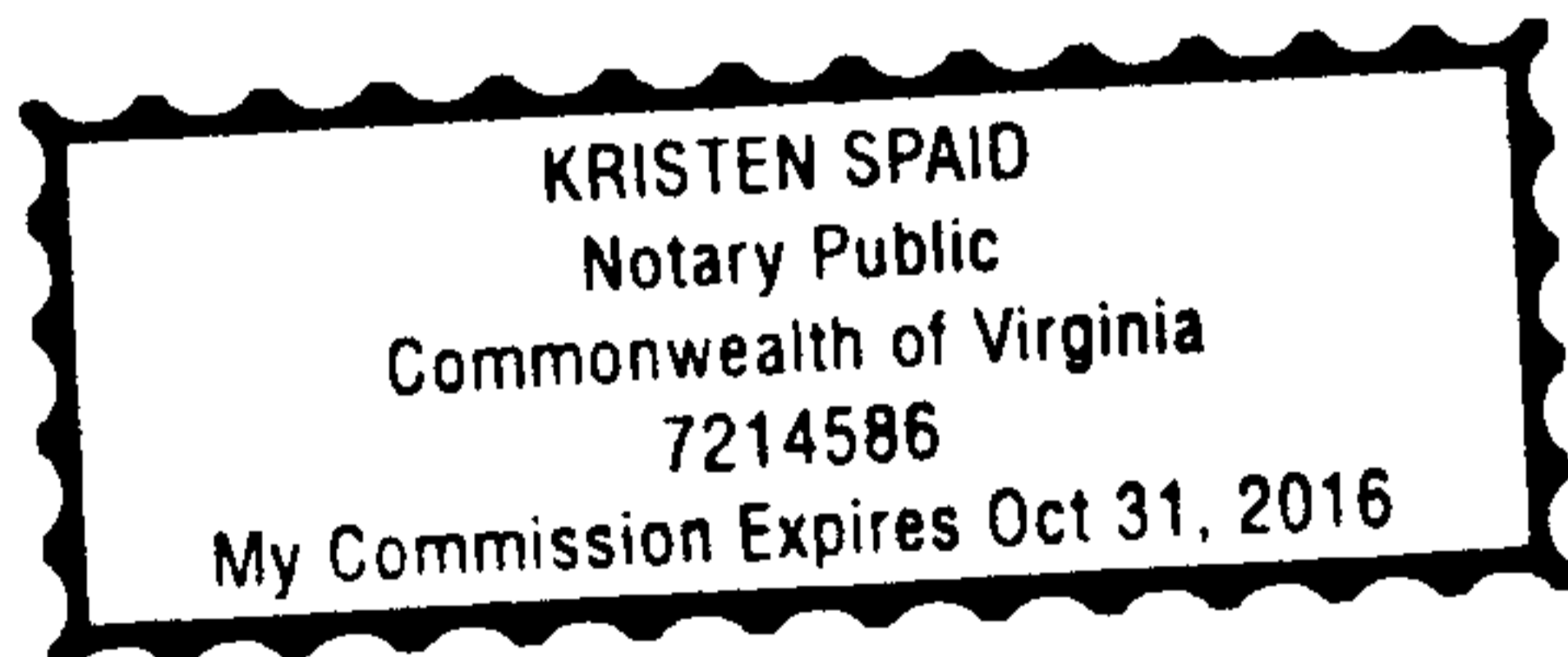
By: William R. Reynolds  
William R. Reynolds  
Its: Manager

STATE OF VIRGINIA      )

CITY OF WINCHESTER    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William R. Reynolds**, in his capacity as Manager of Big Bear Holdings, LLC, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date.

Given under my hand this 17<sup>th</sup> day of September, 2015.



Kristen Spaid  
Notary Public  
My Commission Expires: 10/31/16

