

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman LLC
318 N College Street
Suite E
Auburn, AL 36830

GRANTEE'S ADDRESS:
MortgageBanc Holdings, LLC
c/o Ben Chenault, Jr
91 Mt Laurel Avenue
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)


20151002000346140 1/3 \$235.00
Shelby Cnty Judge of Probate, AL
10/02/2015 01:52:25 PM FILED/CERT

**CORPORATION STATUTORY WARRANTY DEED
JOINT TENANTS RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION FOUR HUNDRED SEVENTY FIVE THOUSAND and 00/100 DOLLARS (\$1,475,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **GARR, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **MortgageBanc Holdings, LLC** (hereinafter referred to as GRANTEE), its successors and/or assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1-A, according to the survey of Brook Highland Office Park as recorded in Map Book 41, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Current Taxes; (2) 25-foot setback line as shown on recorded map; (3) Restrictions including no further subdivision as shown on recorded map; (4) Easement and release from damages as shown on Map Book 26, Page 80; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, or privileges and immunities relating thereto, including release of damages, are not insured herein; (6) Release of damages as recorded in Instrument No. 2000-13109; (7) Covenants, conditions, restrictions, subsurface conditions, easements and liens for assessments recorded in Instrument No. 2000-13109; (8) Right of Way granted to the Water Works and Sewer Board recorded in Instrument No. 2000-13110 and Real 194, Page 43; (9) Right of Way granted to Alabama Power Company recorded in Real 207, Page 380; (10) Reciprocal Easement Agreement between AmSouth Bank, NA and Eddleman and Associates recorded in Real 125, Page 249 and Real 199, Page 18; (11) Declaration of watershed covenants recorded in Real 194, Page 54 and Instrument No. 1993-26958; (12) Easement for sanitary sewer line and water lines recorded in Real 194, Page 1, with deed and bill of sale to Water Works Board of the City of Birmingham recorded in Real 194, Page 43; (13) Agreement concerning electric service to NCNB/Brook Highland recorded in Real 306, Page 119; and (14) Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as recorded in Real 307, Page 950 with First Supplemental Declaration recorded in Instrument No. 1998-40199.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$1,260,000.00 of the above recited purchase price was paid from a mortgage loan recorded simultaneously herewith.

Shelby County, AL 10/02/2015
State of Alabama
Deed Tax:\$215.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and/or assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Member who is authorized to execute this conveyance, such member hereto set his signature and seal this the 30th day of September, 2015.

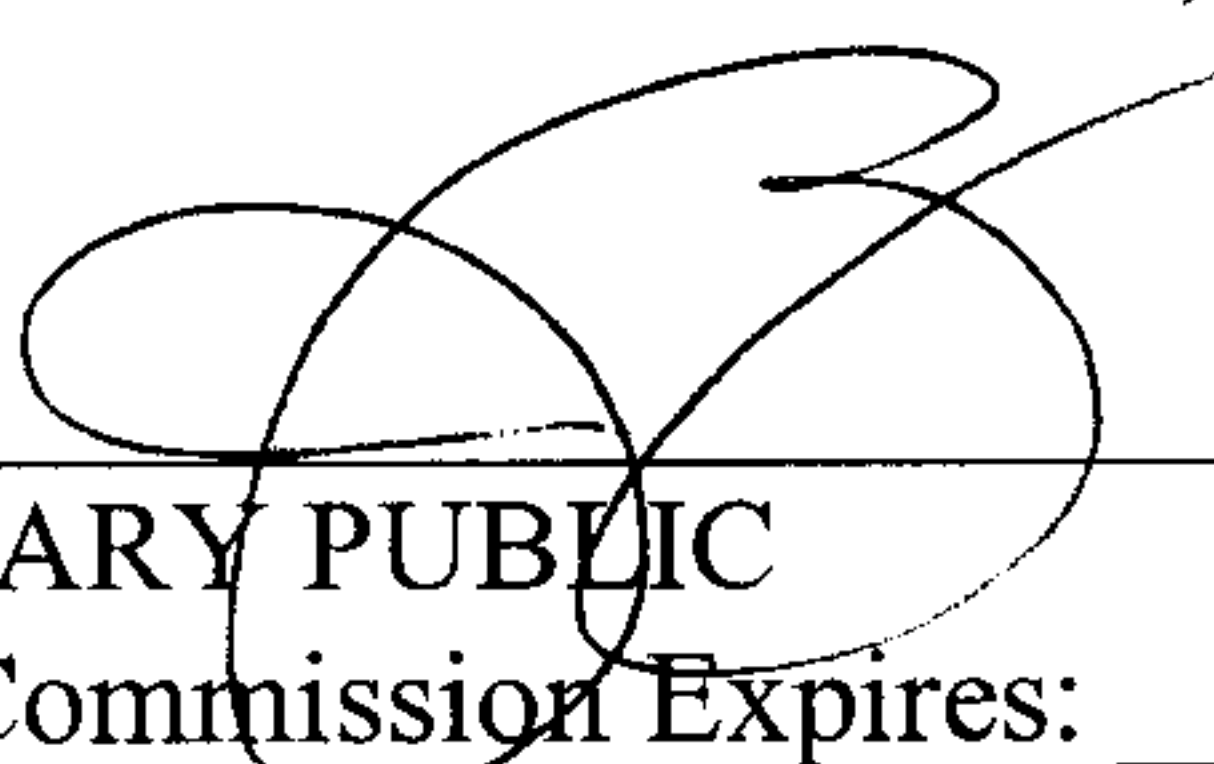
GARR, LLC


By: Robin D Roberts, Member

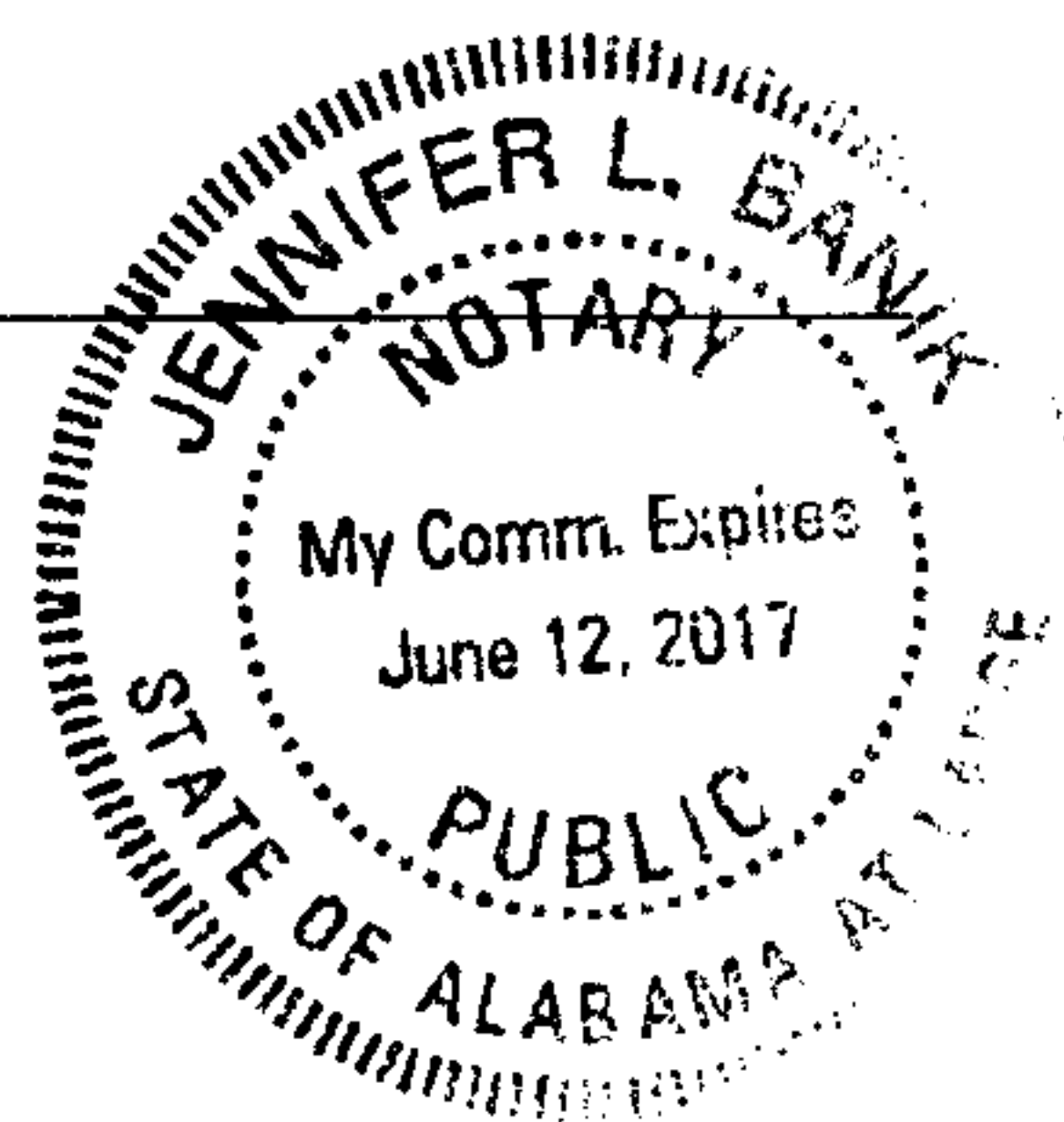
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify Robin D Roberts, whose name as Member of GARR, LLC, is signed to the foregoing conveyance and who is known to me, acknowledges 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 corporation.

IN WITNESS WHERE OF, I have hereunto set my hand and seal this the 30th day of September, 2015.



NOTARY PUBLIC
My Commission Expires: _____




20151002000346140 2/3 \$235.00
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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 Garr LLC
Mailing Address 2007 Eagle Ridge Drive
Birmingham, AL 35242

Grantee's Name MortgageBanc Holdings
Mailing Address 91 Mt Laurel Avenue

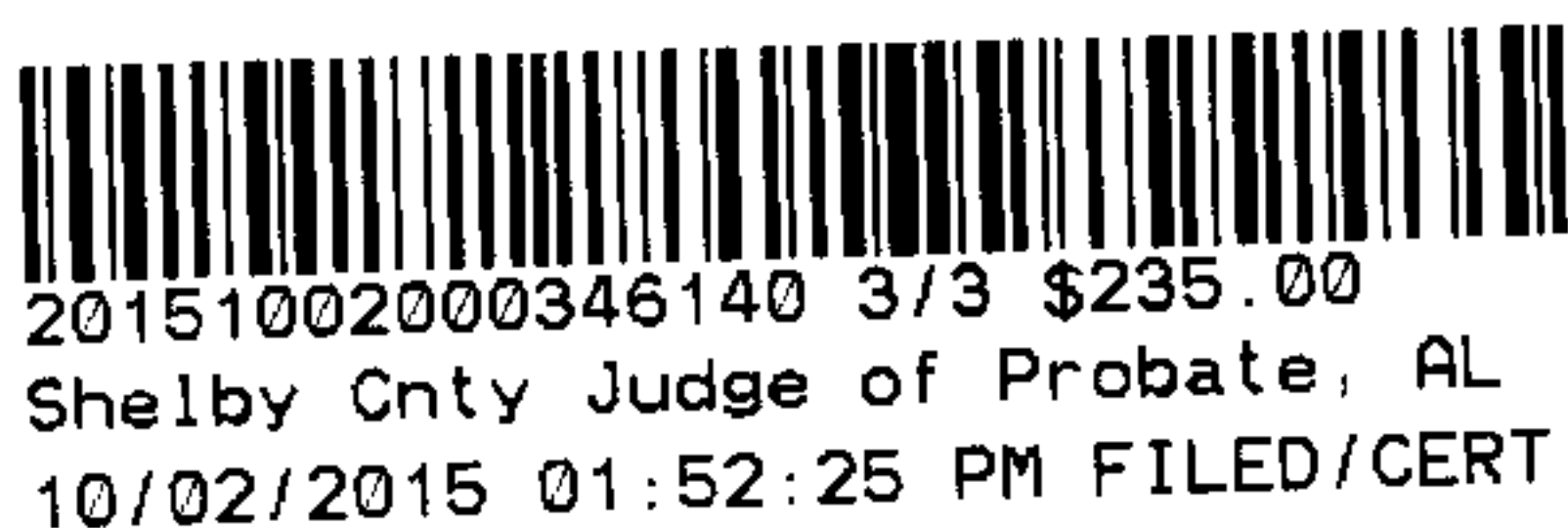
Birmingham AL 35242
September 30, 2015

Property Address
2007 Eagle Ridge Drive

Date of Sale
Total Purchase Price \$1,475,000.00

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

x Sales Contract

 xClosing 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 September 30, 2015

Print Janie Worthington

 Unattested

(verified by)

Sign

Janie Worthington
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1