

STATE OF ALABAMA

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STATUTORY WARRANTY DEED

SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **FOUR FOUR LITTLE MOUNTAIN, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **MB TERRACE 31, LLC**, an Alabama limited liability company and **TERRACE 31 HOLDINGS, LLC**, an Alabama limited liability company (herein collectively referred to as "Grantee", whether one or more), as **tenants-in-common**, as follows: (a) MB Terrace 31, LLC, a 64.49% undivided interest; and (b) Terrace 31 Holdings, LLC a 35.51% undivided interest, in the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. Ad Valorem Taxes for the current tax year, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Those additional items set forth on **Exhibit B** attached hereto and made a part hereof.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns, that the Grantor and its successors and assigns, will warrant and defend the above described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

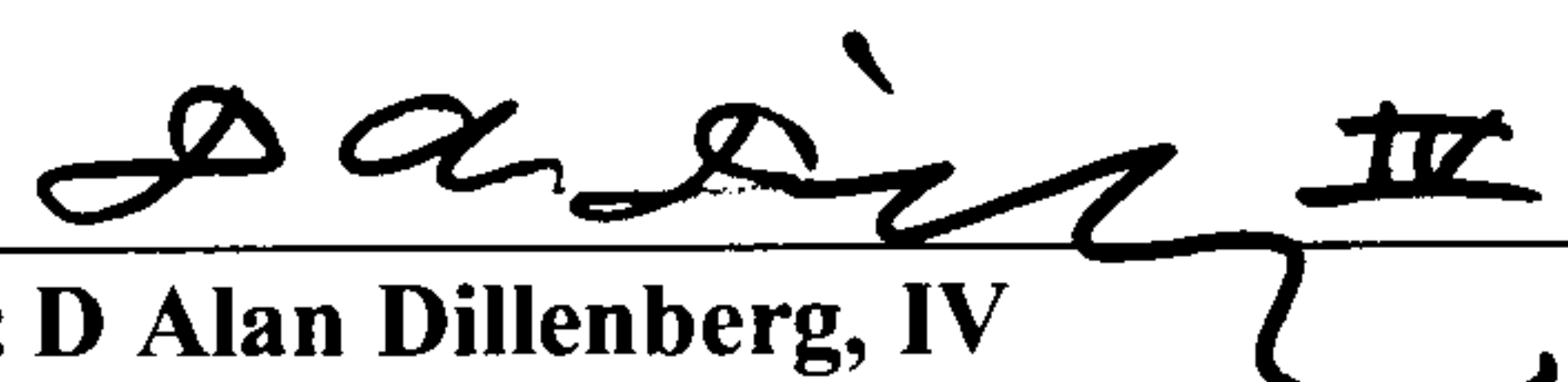
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

-Remainder of page intentionally left blank-

Shelby County, AL 10/05/2015
State of Alabama
Deed Tax: \$930.00

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 5th day of October, 2015.

**FOUR FOUR LITTLE MOUNTAIN,
LLC**


By: 
Name: **D Alan Dillenberg, IV**
Title: **Member**

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **D Alan Dillenberg, IV**, whose name as Member of **Four Four Little Mountain, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such member 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 2 day of October, 2015.


Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Samuel D. Friedman
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5140

MY COMMISSION EXPIRES JUNE 5, 2019

SEND TAX NOTICE TO:

MB TERRACE 31, LLC
TERRACE 31 HOLDINGS, LLC
232 Poinciana Drive
Birmingham, Alabama 35209

EXHIBIT A

Legal Description of Property

Part of the NW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing open top iron pin, being the Southeast corner of the NW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, run in Northerly direction along the East line of said 1/4-1/4 section for a distance of 207.59 feet to an existing iron rebar being the point of beginning; thence turn an angle to the left of 86 degrees, 42 minutes, 13 seconds and run in a Northwesterly direction for a distance of 209.28 feet; thence turn an angle to the right of 92 degrees, 20 minutes, 15 seconds and run in a Northerly direction for a distance of 21.0 feet to an existing iron rebar; thence turn an angle to the left of 97 degrees, 02 minutes, 36 seconds and run in a Westerly direction for a distance of 231.61 feet; thence turn an angle to the left of 76 degrees, 15 minutes, 40 seconds and run in a Southwesterly direction for a distance of 72.22 feet; thence turn an angle to the right of 10 degrees, 48 minutes, 49 seconds and run in a Southwesterly direction for a distance of 37.95 feet; thence turn an angle to the right of 19 degrees, 34 minutes, 50 seconds and run in a Southwesterly direction for a distance of 34.92 feet; thence turn an angle to the right of 27 degrees, 45 minutes, 15 seconds and run in a Southwesterly direction for a distance of 48.83 feet; thence turn an angle to the right of 24 degrees, 01 minutes, 57 seconds and run in a Westerly direction for a distance of 224.32 feet to an existing iron rebar being on the East right of way line of Little Mountain Circle; thence turn an angle to the right of 105 degrees, 42 minutes, 34 seconds and run in a Northeasterly direction along the East right of way of said Little Mountain Circle for a distance of 75.32 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a deflection angle of 3 degrees, 45 minutes, 30 seconds and a radius of 1497.29 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve and along the Southeast right of way line of Little Mountain Circle for a distance of 196.43 feet to the point of ending of said curve; thence continue in a Northeasterly direction along the line tangent to the end of said curve and along the Southeast right of way line of Little Mountain Circle for a distance of 231.06 feet to the point of beginning of a new curve, said new curve being concave in a Southeasterly direction and having a deflection angle of 29 degrees, 36 minutes, 30 seconds and a radius of 106.91 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve and along the Southeast right of way line of Little Mountain Circle for a distance of 110.49 feet; thence run in a Northeasterly direction along line tangent to the end of said curve and along the South right of way line of Little Mountain Circle for a distance of 67.50 feet to the point of beginning of another curve, said latest curve being concave in a Southerly direction and a deflection angle of 2 degrees, 47 minutes, 30 seconds and a radius of 1000.32 feet; thence turn an angle to the right and run in an Easterly direction along the arc of said curve and along the Southerly right of way line of Little Mountain Circle for a distance of 97.48 feet to the point of ending of said curve; thence run in an Easterly direction along line tangent to the end of said curve and along the Southerly right of way line of Little Mountain Circle for a distance of 94.94 feet to the point of beginning of another curve, said newest curve being concave in a Southwesterly direction and having a deflection angle of 17 degrees, 58 minutes, 14.5 seconds and a radius of 128.59 feet; thence turn an angle to the right and run in an Easterly and Southeasterly directions along the Southerly right of way line of Little Mountain Circle and along the arc of said curve for a distance of 80.67 feet to the point of ending of said curve; thence run in a Southeasterly direction along the Southwest right of way line of Little Mountain Circle and along line tangent to the end of said curve for a distance of 137.70 feet to the point of beginning of another curve, said curve being concave in a Northeasterly direction and having a central angle of 60 degrees and a radius of 50.0 feet; thence turn an angle to the right, (60 degrees, 26 minutes, 19 seconds to the tangent of said curve) and run in a Southerly and Southeasterly directions along the arc of said curve for a distance of 52.36 feet to the point of ending of said curve; thence turn an angle to the right, (51 degrees, 05 minutes from the tangent of last mentioned curve), and run in a Southerly direction

along the East line of said 1/4-1/4 section for a distance of 248.68 feet, more or less, to the point of beginning.




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Shelby Cnty Judge of Probate, AL
10/05/2015 03:55:26 PM FILED/CERT

EXHIBIT B

Exceptions

1. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 278, Page 494; Deed Book 101, Page 504; Deed Book 145, Page 377; Deed Book 158, Page 558; Deed Book 180, Page 288, and Deed Book 101, Page 502.
2. Right of Way to Shelby County as recorded in Deed Book 101, Page 250 and Deed Book 153, Page 295.
3. Right of Way in favor of Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 252, Page 871.
4. Easement granted to Marcus Cable as recorded in Instrument #20120813000298930.
5. Easement to BellSouth Telecommunications as recorded in Instrument #9407/7568.
6. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.


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Shelby Cnty Judge of Probate, AL
10/05/2015 03:55:26 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Four Four Little Mountain, LLC
Mailing Address 3179 Green Valley Road, #313
Birmingham, Alabama 35243

Grantee's Name MB Terrace 31, LLC
Mailing Address Terrace 31 Holdings, LLC
232 Poinciana Drive
Birmingham, Alabama 35209

Property Address 2059 Little Mountain Circle
Pehlamm, Alabama 35124

Date of Sale October 5th, 2015

Total Purchase Price \$ 5,200,000.00

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

☐ Appraisal

☐ 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.

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 _____

Print D Alan Dillenberg, IV

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20151005000349650 6/6 \$959.00
Shelby Cnty Judge of Probate, AL
10/05/2015 03:55:26 PM FILED/CERT

Print Form

Form RT-1