

THIS INSTRUMENT PREPARED BY:

James M. Tingle, Esq.
Hand Arendall, LLC
Park Place Tower North, Suite 1200
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Vestavia Village, LLC
Post Office Box 12081
Birmingham, Alabama 35202

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **BWW, INC.**, an Alabama corporation (the "Grantor"), in hand paid by **VESTAVIA VILLAGE, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee that certain parcel of real estate located in Shelby County, Alabama, including all improvements situated thereon, as more particularly described on **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER with all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

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

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.

(Remainder of page intentionally left blank. See following page for signatures.)

Shelby County, AL 11/02/2015
State of Alabama
Deed Tax: \$600.00


20151102000379510 1/5 \$626.00
Shelby Cnty Judge of Probate, AL
11/02/2015 09:15:49 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 30th day of October, 2015.

Grantor:

BWW, INC.

By: [Signature]

Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David F. Wilson as President of **BWW, Inc.**, an Alabama corporation, whose name 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/she executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2015.

{NOTORIAL SEAL}

[Signature]
Notary Public
My commission expires: 2-25-2017


20151102000379510 2/5 \$626.00
Shelby Cnty Judge of Probate, AL
11/02/2015 09:15:49 AM FILED/CERT

EXHIBIT A

Legal Description

Lot 1A, according to the Survey of Monroe's Industrial Park, 2nd Addition, being a Resurvey of Lots 1 and 2, Monroe's Addition to McCain Industrial Park and acreage as recorded in Map Book 27, Page, 53, in the Office of the Judge of Probate of Shelby County, Alabama.

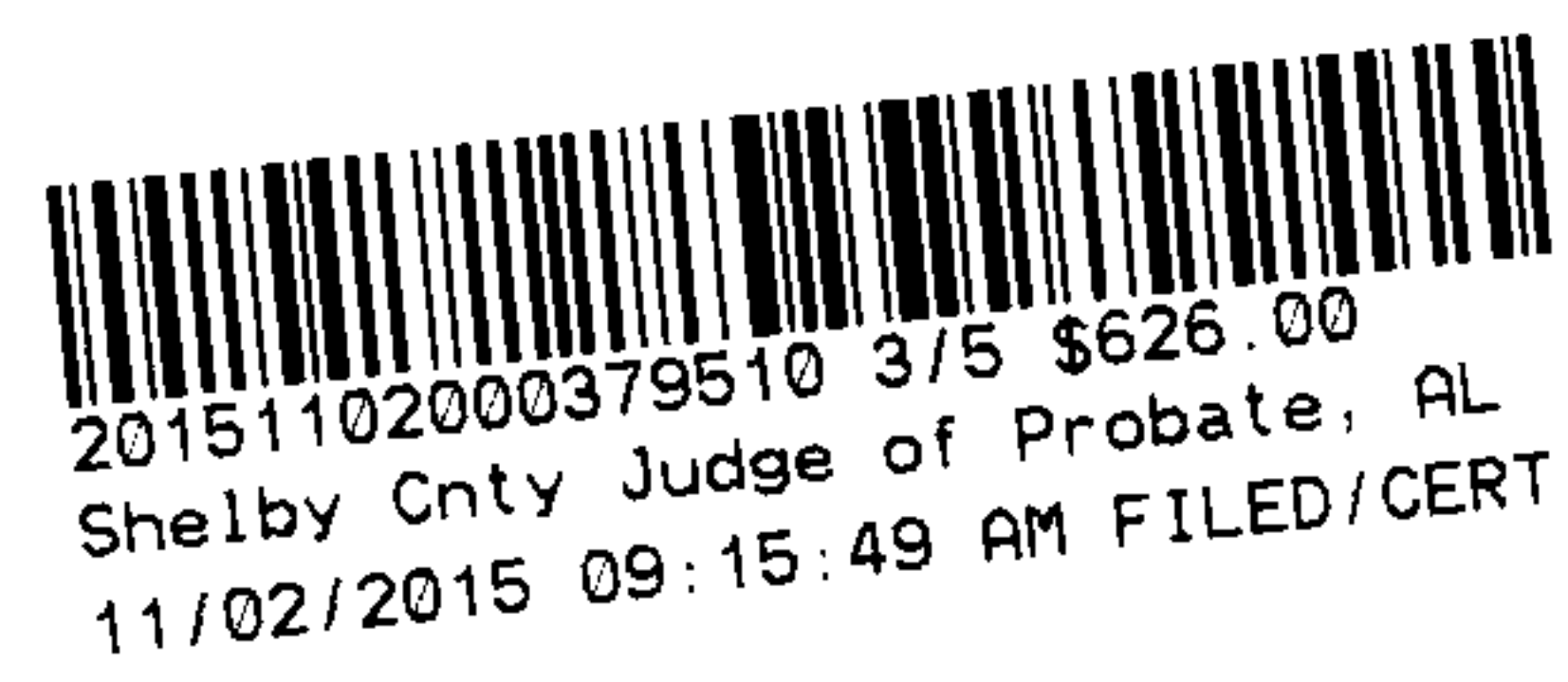


EXHIBIT B

Permitted Encumbrances

1. Ad Valorem Taxes for 2015 and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. 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, limestone, and gravel in, on, and under the Property.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127, page 408.
5. Right of way granted to Shelby County by instrument recorded in Deed Book 180, page 584.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 336, page 430 with a change of depository in Real 15, page 373.
7. Protective Covenants dated April 28, 1990 by and between Douglas L. Pardue and Norman C. Pardue, Jr. and E. Way McCain as recorded in Book 320, page 378.
8. Protective Covenants as recorded in Instrument #1998-16767 and in Instrument #1998-32911.
9. Five (5) foot no build easement as shown on Instrument #2001-40921.


20151102000379510 4/5 \$626.00
Shelby Cnty Judge of Probate, AL
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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 BWW. Inc.
Mailing Address P. O. Box 1327
Birmingham, Alabama 35124

Grantee's Name Vestavia Village, LLC
Mailing Address P.O. Box 12081
Birmingham, AL 35202

Property Address See Exhibit A of Deed attached hereto.

Date of Sale October 30, 2015

Total Purchase Price \$ 600,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20151102000379510 5/5 \$626.00
Shelby Cnty Judge of Probate, AL
11/02/2015 09:15:49 AM FILED/CERT

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 10-30-15

Print DAVID F. WILSON

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1