


Send Tax Notice To:
Shades Express Properties, LLC
One Office Park Circle, Suite 300
Birmingham, Alabama 35223


20151103000382660 1/5 \$2226.00
Shelby Cnty Judge of Probate, AL
11/03/2015 02:07:03 PM FILED/CERT

Shelby County, AL 11/03/2015
State of Alabama
Deed Tax: \$2200.00

This instrument prepared by
and upon recording return to
Haskins Jones
2829 2nd Avenue South, Suite 200
Birmingham, Alabama 35233

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, **EXPRESS REAL ESTATE, LLC**, an Alabama limited liability company (the “Grantor”), for a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **SHADES EXPRESS PROPERTIES, LLC**, an Alabama limited liability company (the “Grantee”), that certain real property and the improvements thereon situated in the County of Jefferson, State of Alabama, more particularly described in Exhibit “A” attached hereto (the “Property”), subject to the following:

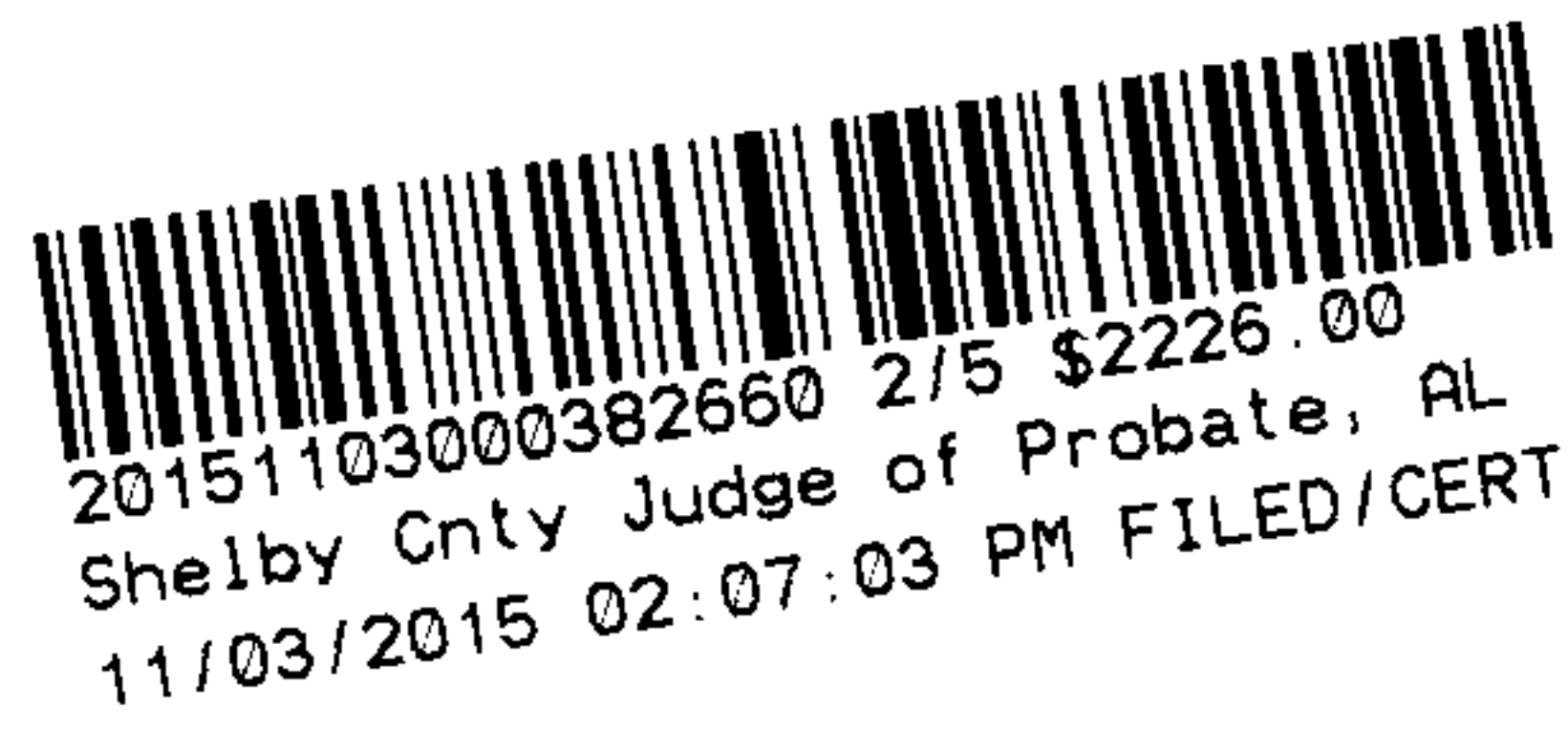
1. All taxes for the year 2016 and subsequent years, not yet due and payable;
2. Agreement between The Harbert Equitable Joint Venture and Sunlink Corporation as recorded under Instrument #1996-0745;
3. Agreement between The Harbert Equitable Joint Venture and EES Joint Venture as recorded under Instrument #1996-0744;
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 523, and Deed Book 139, Page 157;
5. Agreement with Alabama Power Company as recorded in Misc. Book 15, Page 401;
6. Encroachment of building onto 30 foot rear setback as shown on the ALTA/ACSM Land Title Survey and Topographic Survey for Express Oil Change by Engineering Design Group, LLC dated October 30, 2012, Project No. EX0C0004;
7. Storm sewer being outside of the easement area located along the Easterly property line as shown on the ALTA/ACSM Land Title Survey and Topographic Survey for Express Oil Change by Engineering Design Group, LLC dated October 30, 2012, Project No. EX0C0004; and
8. Easements and building lines as shown on recorded map, Map Book 30, Page 141.

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

Grantor does for itself and its successors and assigns covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor will, and its successors and assigns shall, warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

The Property does not constitute part of the homestead of Grantor.

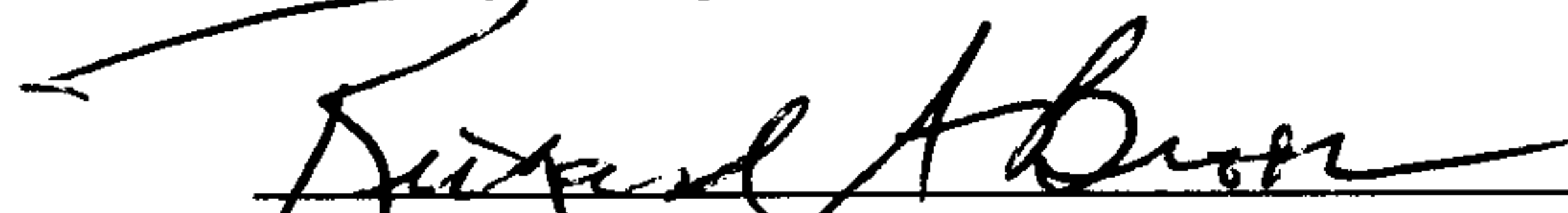
[SIGNATURES ON FOLLOWING PAGE]



IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on October 30, 2015 to be effective as of November 2, 2015.

GRANTOR:

Express Real Estate, LLC, an Alabama limited liability company

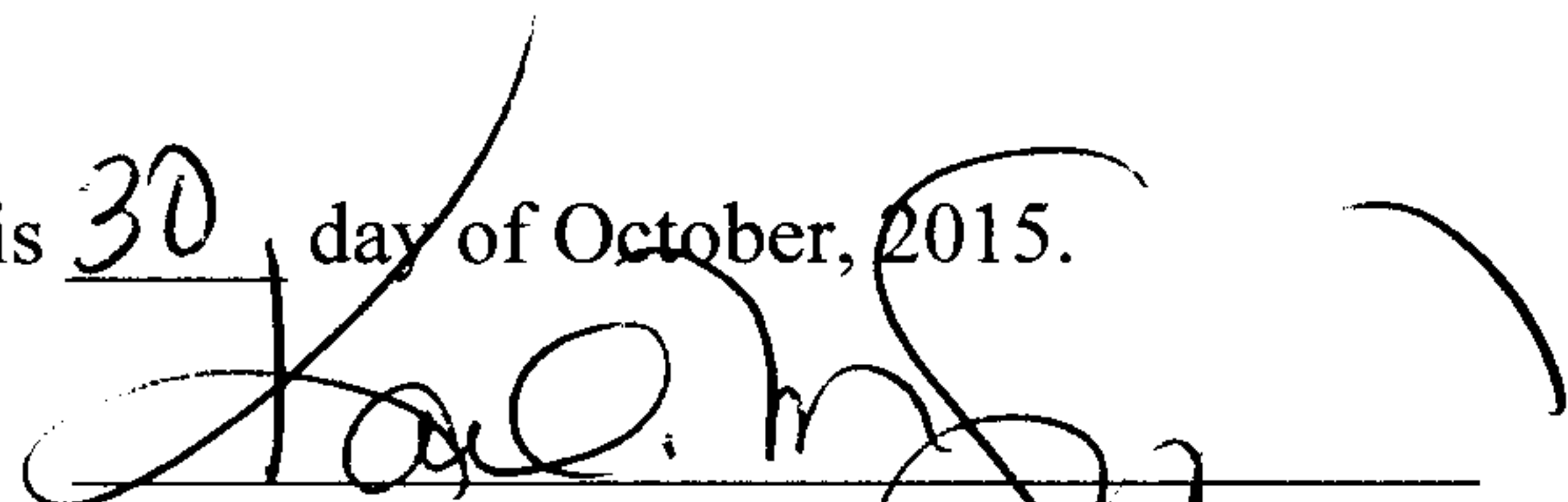

Richard A. Brooks, its Managing Member


STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Richard A. Brooks, whose name as Managing Member of Express Real Estate, 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 Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

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


Notary Public
My Commission Expires: 07/12/2016

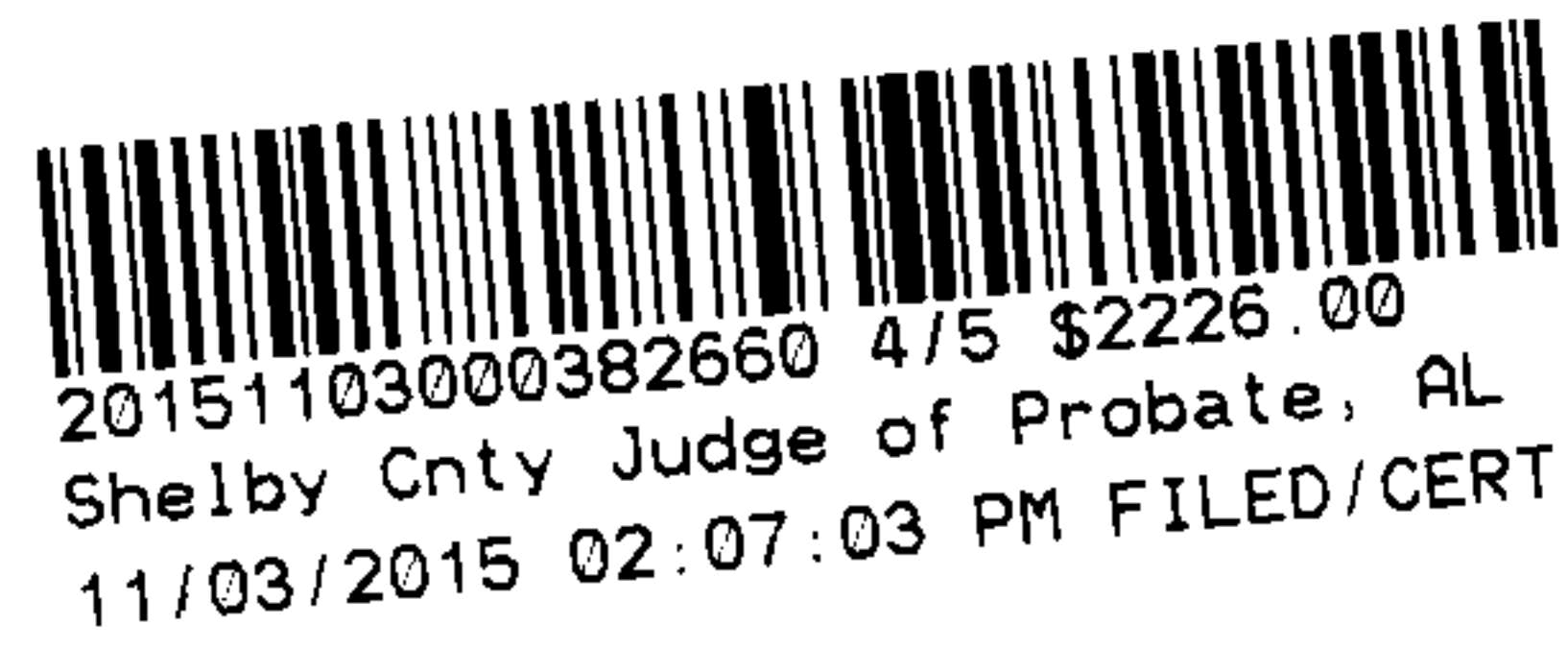

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KARLA M SCHIFFMAN
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

EXHIBIT "A"

Legal Description

Lot 6B of Southpark Resurvey of Lots 6A and 7A, as recorded in Map Book 30 Page 141, in the Probate Office of Shelby County, Alabama.



Grantor's Name	Express Real Estate, LLC	Grantee's Name	Shades Express Properties, LLC
Mailing Address	1800 South Park Drive Hoover, Alabama 35244	Mailing Address	One Office Park Circle Birmingham, Alabama 35223
Property Address	1880 Southpark Drive Hoover, AL	Date of Sale	10/30/15
		Total Purchase Price	\$2,200,000.00

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other _____
☒ Closing Statement

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