Send tax notice to: Stars & Stripes 3V, LLC 1123 Zolonite Road NE, Suite 30 Atlanta, Georgia 30306

> **Recording requested by and** after recording, return to: Haskins W. Jones, Esq. 2829 2nd Avenue South, Suite 200 Birmingham, AL 35233

STATE OF ALABAMA

05000384470 1/4 \$73.00 Shelby Cnty Judge of Probate: AL 11/05/2015 09:34:16 AM FILED/CERT

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this $2\frac{2}{2}$ day of November, 2015 by 4G LAND HOLDINGS, LLC, an Alabama limited liability company (the "Grantor") to STARS & STRIPES 3V, LLC, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the following real estate situated in Shelby County, Alabama (the "**Property**"):

Lot 618, according to the Survey of Savannah Pointe, Sector VI, as recorded in Map Book 30, Page 41 in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes or assessments for 2015 and subsequent years and not yet due and payable.
- 2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
- 3. Grant of Land Easement and Restrictive Covenants for Underground Facilities in favor of Alabama Power Company recorded in Instrument 20060414000173970.
- 4. Right of way granted to Alabama Power Company recorded at Volume 171, Page 279.

5. Building setback line(s) as shown on map recorded at Map Book 30, Page 41. 6. All matters shown on map recorded at Map Book 30, Page 41.

STATUTORY WARRANTY DEED

Page 1 of 3

Shelby County: AL 11/05/2015 State of Alabama Deed Tax \$50.00

- 8. Right of First Offer in favor of Grantor as set forth in that certain Agreement for Sale and Purchase by and between Grantor and Grantee dated July 2, 2015, as amended.
- 9. Subject to rights of other parties, the United States of America and the State of Alabama in and to all artificially filled lands or lands lying below the ordinary high water mark within the boundary of any creek, stream or river, together with littoral or riparian rights affecting the same over the Property.

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

And Grantor does, for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor and Grantor's successors and assigns shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (except as noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

[SIGNATURES ON FOLLOWING PAGE]



STATUTORY WARRANTY DEED

Page 2 of 3

IN WITNESS WHEREOF, the Grantor has executed this Statutory Warranty Deed on this the 22 day of <u>November</u>, 2015

4G Land Holdings, LLC By: Name: enm Nonager Its:

STATE OF ALABAMA

JEFFERSON COUNTY

I, a Notary Public, in and for said County in said State, hereby certify that $\underline{Jeffrey P Yenom}$ whose name as $\underline{Managhv}$ (office) of **4G Land Holdings, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 24 day of <u>Aven ben</u>, 2015.

Mirrallatt '

Notary Public



Print Name Michael Martain

My commission expires:

2-25-2017



STATUTORY WARRANTY DEED

Page 3 of 3

Real Estate Sales Validation Form

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

Grantor's Name	4G Land Holdings, LLC	Grantee's Name	Stars & Stripes 3V, LLC
Mailing Address	5406 Hwy 280 East Suite C101 Hoover, AL 35242	Mailing Address	1123 Zolonite Road NE, Suite 30
			Atlanta, Georgia 30306
Property Address	See page 1 of deed attached hereto.	Date of Sale	10/23/15
		 Total Purchase Price	\$50.000

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
- ____ Sales Contract
- X Closing 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 <u>Code of Alabama 1975</u> § 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 <u>Code of Alabama</u> <u>1975</u> § 40-22-1 (h).

2015 Date Unattested (verified by)

Print: Sign: Grantor/Grantee/Owner/Agent/(circle one) Form RT-1



20151105000384470 4/4 \$73.00 Shelby Cnty Judge of Probate: AL 11/05/2015 09:34:16 AM FILED/CERT