After recording, send copy to: c/o Jemison Investment Company 2001 Park Place, Suite 320 Birmingham, AL 35203

STATE OF ALABAMA

SHELBY COUNTY



STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this <u>3rd</u> day of November ___, 2015, by UROLOGY LAND COMPANY II, LLC an Alabama limited liability company ("Grantor"), to SWS-TX REALTY, INC., a Texas corporation (herein referred to as "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**"):

Unit A, in The Shelby Medical Office Building Condominium, a condominium as established by that certain Declaration of Condominium of Shelby Medical Office Development, LLC, a Medical Office Building Condominium which is recorded in Instrument #20130328000128140, in the Probate Office of Shelby County, Alabama (to which Declaration of Condominium a plan is attached as Exhibit "F" thereto), said plan being filed for record in Map Book 43, Page 70, in said Probate Office and to which said Declaration of Condominium, the By-Laws are attached as Exhibit "E" thereto, as Instrument # 20130328000128160, together with an undivided interest in the Common Elements assigned to said Units of said Declaration of Condominium of Shelby Medical Office Development, LLC, a Medical Office Building Condominium.

Subject to:

- 1. Taxes or assessments for 2016 and subsequent years and not yet due and payable.
- 2. Rights of tenants, as tenants only, under outstanding unrecorded leases.

3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 617; Deed Book 60, Page 66; Instrument #20121025000411040, and Instrument #20121025000411050.

Shelby County, AL 11/05/2015 State of Alabama Deed Tax:\$612.50

- 4. Encroachment of concrete block wall over East line; overhead power lines over the Northerly and Westerly lot line; and sanitary sewer along Northerly line, all shown on Survey of William D. Callahan, Jr., dated March 25, 2013.
- 5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of The Shelby Medical Office Building Condominium, a condominium dated March 27, 2013, and recorded in

Instrument #20130328000128140, in the Probate Office of Shelby County, Alabama; in the By-Laws of The Shelby Medical Office Building Condominium, a condominium, recorded in Instrument #20130328000128160, in said Probate Office; in the Articles of Incorporation of The Shelby Medical Office Building Condominium, a condominium, recorded in Instrument #20130328000128150, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.

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]



2

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed on this the $\frac{2}{2}$ day of November, 2015

I, the undersigned, a Notary Public, hereby certify that **Animals**, whose name as of Urology Land Company II, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the <u>3rd</u> day of November, 2015.

Notary My Commission Expires: 8 2 1

THIS INSTRUMENT PREPARED BY: Haskins W. Jones 2829 2nd Avenue South, Suite 200 Birmingham, AL 35233



Real Estate Sales Validation Form

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

Grantor's Name	UROLOGY LAND COMPANY, LLC	Grantee's Name	SWS-TX REALTY, INC
Mailing Address	3485 Independence Drive	Mailing Address	2001 Park Place Suite 320
	Homewood, Alabama 35209		Birmingham, Alabama 35203
Property		Date of Sale	
Address		Total Purchase Price	\$1,750,000
•	se price or actual value claimed on this form car rdation of documentary evidence is not required		umentary evidence: (check

Bill of Sale X_Sales Contract

_____ Appraisal _____ 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 <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 1975</u> § 40-22-1 (h).

Date		_, 2015	
	Unattested		
		one)	(verified by)

•

Print: Sign: Grantor/Grantee/ circle

- T

20151105000386400 4/5 \$638.50 Shelby Cnty Judge of Probate: AL 11/05/2015 03:26:41 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	UROLOGY LAND COMPANY, LLC	Grantee's Name	SWS-TX REALTY, INC
Mailing Address	3485 Independence Drive	Mailing Address	2001 Park Place Suite 320
	Homewood, Alabama 35209		Birmingham, Alabama 35203
Property Address		Date of Sale	
		Total Purchase Price	\$1,750,000
The purcha	se price or actual value claimed on this form car	n be verified in the following doc	umentary evidence: (check

one) (Recordation of documentary evidence is not required)
____ Bill of Sale
____ Appraisal
____ 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 <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 1975</u> § 40-22-1 (h).

2015 Date Unattested (verified by) one)

Print: Grantor/Grantee/Owner/Agent (circle) Fo rm

RT

-1

