


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

STATE OF ALABAMA     )

SHELBY COUNTY         )

  
20151105000386400 1/5 \$638.50  
Shelby Cnty Judge of Probate: AL  
11/05/2015 03:26:41 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** is executed and delivered this 3rd 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]

  
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IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed  
on this the 3rd day of November, 2015

UROLOGY LAND COMPANY II,  
LLC an Alabama limited liability  
company

By: [Signature]

Its: Manager

I, the undersigned, a Notary Public, hereby certify that PAUL MILLS, whose name as  
MANAGER 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 3rd day of November, 2015.

[Signature]  
Notary Public  
My Commission Expires: 8-24-16

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



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Grantor's Name	UROLOGY LAND COMPANY, LLC	Grantee's Name	SWS-TX REALTY, INC
Mailing Address	3485 Independence Drive Homewood, Alabama 35209	Mailing Address	2001 Park Place Suite 320 Birmingham, Alabama 35203
Property Address		Date of Sale	
		Total Purchase Price	\$1,750,000

☐ Bill of Sale  
☒ Sales Contract

☐ Appraisal  
☐ Other \_\_\_\_\_

\_\_\_\_\_  
 Closing Statement

## Instructions

**Form RT-1**



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