

Title not prepared or certified by preparer.

This instrument prepared by:

Ginger C. Gray
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

Send tax notices to:

Regions Bank
250 Riverchase Parkway East, Suite 600
Birmingham, Alabama 35244
Attention: Keith Pressley



20151110000390910 1/5 \$1376.00
Shelby Cnty Judge of Probate, AL
11/10/2015 03:27:31 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **2191 Parkway Lake LLC**, an Alabama limited liability company (“Grantor”), by **Regions Bank**, an Alabama banking corporation (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit “A” attached hereto and made a part hereof (the “Property”).

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem taxes for the 2016 tax year, which are not yet due and payable, and all subsequent years.
2. Those matters listed on Exhibit “B” attached hereto.

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

Grantor, for itself and for its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, except as aforesaid; that Grantor has a good right to sell and convey the Property to Grantee, that Grantor will and its successors and assigns shall warrant and defend the Property unto Grantee, its successors and assigns forever, against the lawful claims of all persons.


Shelby County, AL 11/10/2015
State of Alabama
Deed Tax: \$1350.00

10th IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this day of November, 2015.

2191 Parkway Lake LLC, an Alabama limited liability company

By: [Signature]
Name: Gerald D. O'Brien
Its: Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


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I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Gerald D. O'Brien, whose name as Member of 2191 Parkway Lake 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this 4th day of November, 2015.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires 10-8-17

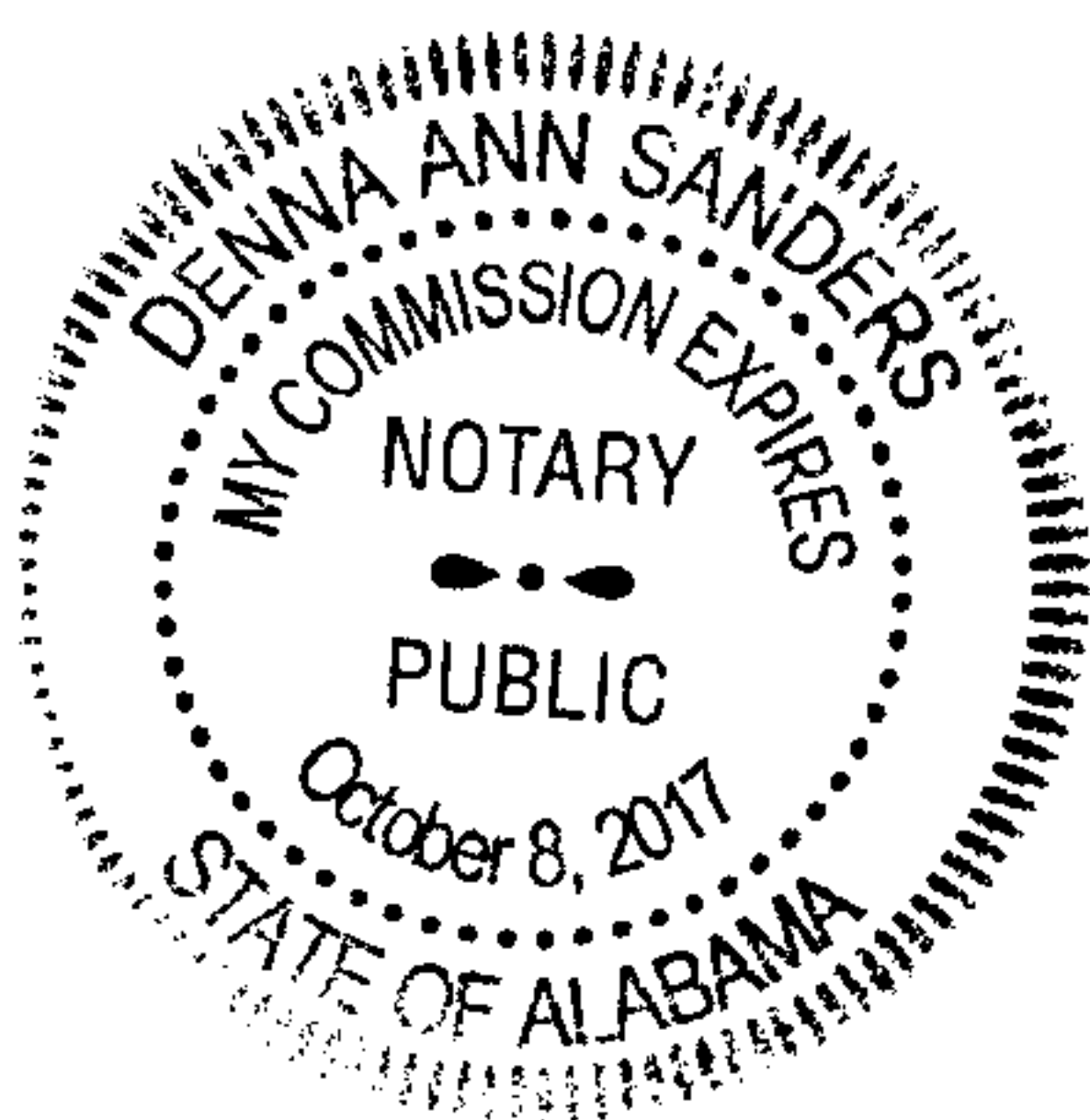


Exhibit "A"


Property

Lot 1, according to the Map and Survey of Morning Star Daycare, as recorded in Map Book 20, Page 121, in the Probate Office of Shelby County, Alabama.



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Exhibit "B"


20151110000390910 4/5 \$1376.00
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Permitted Exceptions

1. 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 subject property.
2. Taxes for the tax year 2016 and subsequent years, a lien, not yet due and payable.
3. A 35 foot building set back line and 7.5 foot easement as shown by map recorded at Map Book 20, Page 121.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) as recorded in Misc. Book 13, Page 50 as amended by Misc. Book 15, Page 189 and Misc. Book 19, Page 633, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
5. Use Restrictions and Release of Damages as described in that deed recorded in Instrument #1995-30469.
6. Land Use Agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama recorded in Misc. Book 19, Page 690.
7. Matters appearing on the Alta Survey of Lot 1 of Morning Star Day Care, prepared by Joseph A. Miller III of MTM Engineers, Inc. dated October 16, 2015, last revised October 29, 2015, as follows:
 - a. Sanitary sewer easement along the South side as shown;
 - b. Building setback lines which run along North, South, East and West sides as shown;
 - c. Transformer and pad extension outside property lines as shown;
 - d. Extension of building beyond set back lines along the West side as shown.

Real Estate Sales Validation Form

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

Grantor's Name 2191 Parkway Lake LLC
Mailing Address 5395 Emery Way, Suite 200
Hoover, Alabama 35244
Attention: Gerald Dennis O'Brien

Grantee's Name Regions Bank
Mailing Address 250 Riverchase Parkway East
Suite 600
Birmingham, Alabama 35244

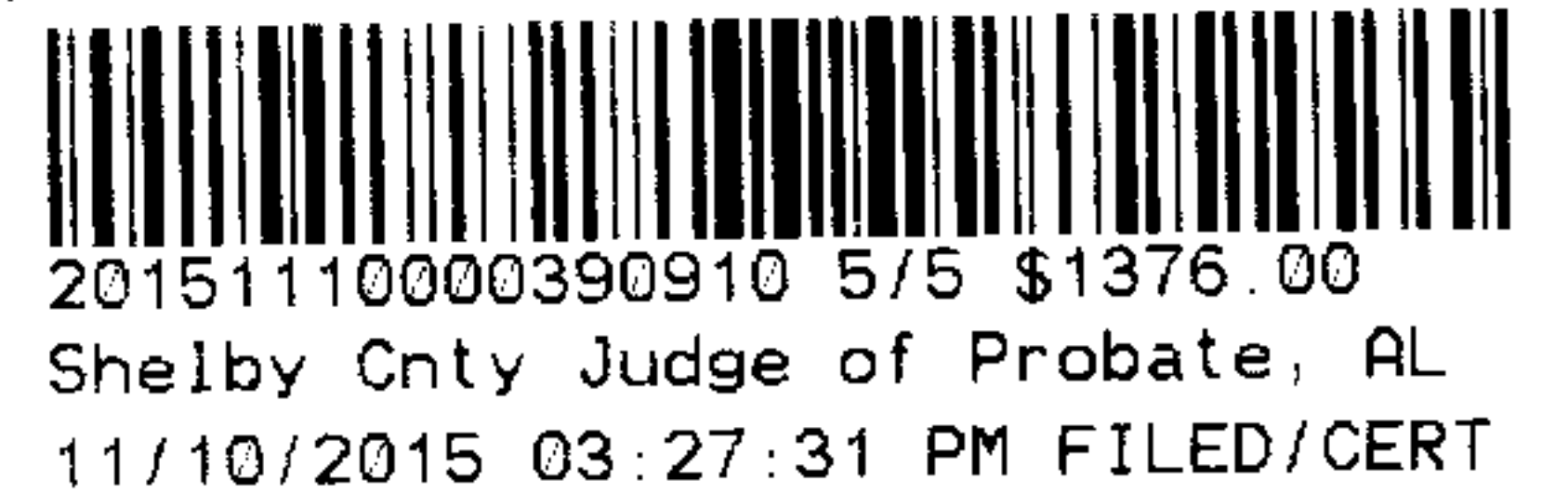
Property Address 2191 Parkway Lake Drive
Birmingham, Alabama

Date of Sale November 10, 2015
Total Purchase Price \$ \$1,350,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
- 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 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 11-10-15

Print Gerald D. O'Brien, as Member of 2191 Parkway Lake LLC

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1