

THIS INSTRUMENT WAS PREPARED BY:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Reynolds Real Estate, LLC
157 Resource Center Parkway Bldg A-2 Suite 102
Birmingham, AL 35242

STATE OF ALABAMA }
 :
COUNTY OF SHELBY } STATUTORY WARRANTY DEED

Know all men by these presents, that for and in consideration of Six Hundred Thousand and NO/100 dollars (\$600,000.00) and other good and valuable consideration in hand paid to **Design Resource Center, LLC, an Alabama limited liability company** (hereinafter referred to as “Grantor”) by **Reynolds Real Estate, LLC, an Alabama limited liability company**, (hereinafter referred to as “Grantee”) the receipt and sufficiency of which are acknowledged hereby, Grantor, **Design Resource Center, LLC, an Alabama limited liability company**, does by these presents grant, bargain, sell and convey unto the said **Reynolds Real Estate, LLC, an Alabama limited liability company** the following described real estate situated in Shelby County, Alabama (the “Property”), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to-wit:

Lot 3A-2, according to the Resurvey of Lot 3A, Resource Center, as recorded in Map Book 45, Page 22, in the Probate Office of Shelby County, Alabama.

Together with that 30 foot easement as shown on the map as set out in Map Book 45, Page 22, in said Probate Office.


Together with rights obtained under that certain Easement Agreement by and between Design Resource Center, LLC and Reynolds Real Estate, LLC dated August 28, 2015, filed _____, recorded in Instrument # 20151204000415230

This conveyance is subject however, to the following:

1. Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.
2. Easement to Alabama Power Company as recorded in Deed Book 205, Page 667 and Instrument #20061212000603290, in said Probate Office.
3. Easement to South Central Bell as recorded in Deed Book 271, Page 144, in said Probate Office.
4. Memorandum of Lease and Utility Ingress & Egress by and between Resource, LLC and American Tower, L.P., dated January 5, 2000, and recorded as Instrument #2000-24132, in said Probate Office, as shown on Survey of David D. McKinney, dated October 12, 2015 (the “Survey”).
5. Easement to Alabama Power Company as recorded Instrument #200406290000357850, in said Probate Office, (as to easement rights only), as shown on the Survey.
6. Memorandum of Agreement as shown in instrument recorded in Instrument #20040714000388210, in said Probate Office, as shown on the Survey.
7. 10 foot Easement as shown on Map Book 24, Page 118, as shown on the Survey, (as to easement rights only).
8. Easement to Bell South as recorded in Instrument #20060815000396450, in said Probate Office, as shown on the Survey.
9. Easement Agreement to American Tower, L.P., a Delaware limited partnership, as recorded in Instrument #20110218000057430, as shown on the Survey.
11. Utility easement as shown on Map Book 24, Page 118, as shown on the Survey.
12. Memorandum Agreement Easement as recorded in Instrument #2000-41889, as shown on the Survey.
13. Terms and conditions of that certain Easement Agreement by and between Design Resource Center, LLC and Reynolds Real Estate, LLC dated August 28, 2015, filed _____, recorded in Instrument # _____.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 12/04/2015
State of Alabama
Deed Tax: \$600.00



20151204000415230 1/3 \$620.00
Shelby Cnty Judge of Probate, AL
12/04/2015 02:11:48 PM FILED/CERT

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD to the Grantee, and Grantee’s successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, Grantor through its duly authorized representative has hereunto set its hand and seal on this 28th day of August, 2015.

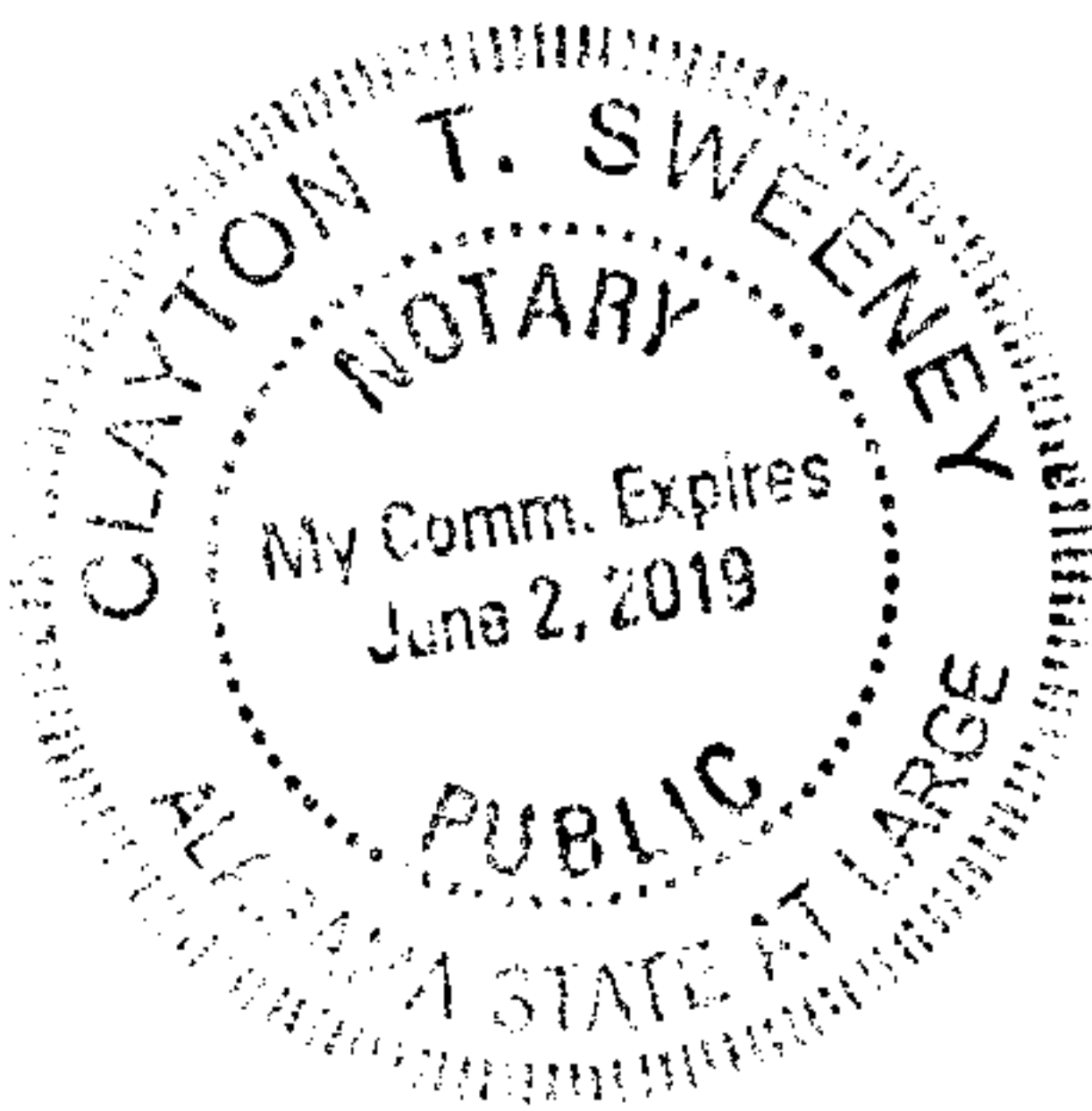
DESIGN RESOURCE CENTER, LLC
an Alabama limited liability company

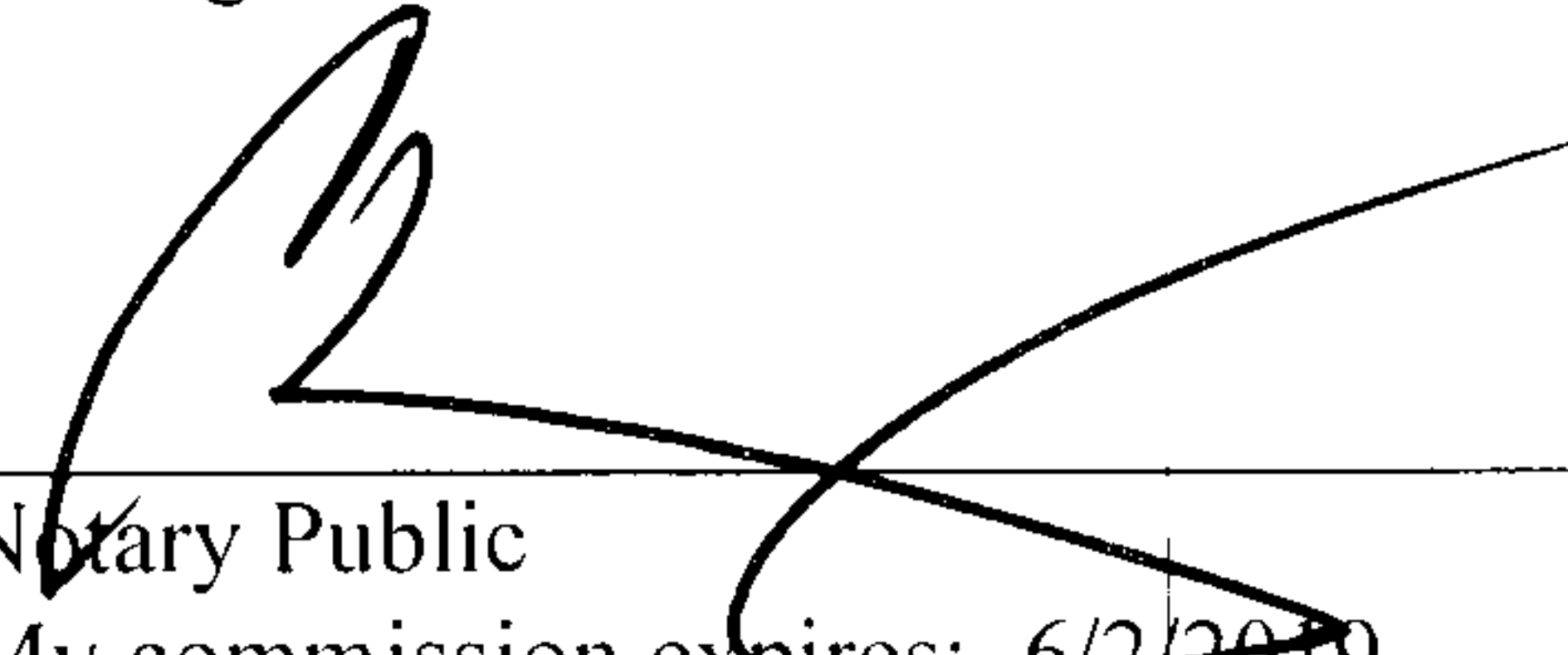
By: 
Issac David
Its: Member


STATE OF ALABAMA}
:
JEFFERSON COUNTY}

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Issac David, whose name as Member of Design Resource Center, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity 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 seal of office this the 28th day of August, 2015.

[NOTARIAL SEAL] 


Notary Public
My commission expires: 6/2/2019


20151204000415230 2/3 \$620.00
Shelby Cnty Judge of Probate, AL
12/04/2015 02:11:48 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 Design Resource Center, LLC

Grantee's Name

Reynolds Real Estate, LLC

Mailing Address P.O. Box 381131
Birmingham, AL 35238

Mailing Address 157 Resource Center Parkway Bldg
A-2 Suite 102 Birmingham, AL 35242

Property Address 157 Resource Center Parkway Bldg
A-2 Suite 102, Birmingham, AL 35242

Date of Sale August 28, 2015

Total Purchase Price \$ 600,000.00

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/ Assessor's Appraised Value

☐ Other – property tax redemption

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

Print Clayton T. Sweeney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20151204000415230 3/3 \$620.00
Shelby Cnty Judge of Probate, AL
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Form RT-1