

This instrument was prepared by:
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205.879.5959

Send Tax Notice To:
Cydonia Properties, LLC
5130 Cyrus Circle
Birmingham, AL 35252


20151208000418740 1/5 \$129.50
Shelby Cnty Judge of Probate, AL
12/08/2015 09:05:15 AM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered as of the 4th day of December, 2015, by **ALLEN BRANDON PROPERTIES, LLC**, an Alabama limited liability company (the "Grantor") to **CYDONIA PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Five Hundred Twenty Five Thousand and no/100 Dollars (\$525,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See attached Exhibit "A."

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

\$421,600.00 of the Purchase Price recited below was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Allen Brandon Properties, LLC
1226 Lake Forest Circle
Hoover, AL 35244

Grantee's Name and Mailing Address:

Cydonia Properties, LLC,
5130 Cyrus Circle
Birmingham, AL 35252

Property Addresses:

5130 Cyrus Circle
Birmingham, AL 35252

Purchase Price:

\$525,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature page to follow]


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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

ALLEN BRANDON PROPERTIES, LLC, an Alabama limited liability company

By: 

Name: W. Lynn Brandon

Title: Authorized Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that W. Lynn Brandon, the Authorized Member of CYDONIA PROPERTIES, LLC, an Alabama limited liability company, whose name 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 said instrument, he, as such Authorized Member and with fully authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 4th day of December, 2015.

[NOTARY SEAL]


NOTARY PUBLIC

My Commission Expires: 6-24-18

KENNETH BAKER FINDLEY
Notary Public, Alabama State At Large
My Commission Expires June 24, 2018


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EXHIBIT "A"

[Legal Description]

Lot 9, according to the Survey of Meadow Brook Professional and Medical Centre, 2nd Sector, as recorded in Map Book 30, Page 2, in the Probate Office of Shelby County, Alabama.


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EXHIBIT "B"

[Permitted Exceptions]

1. Easements and building line as shown on recorded map.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20040910000506110.
3. Restrictions, mineral and mining rights and rights incident thereto, release of damages and covenant for storm water run-off control recorded in Instrument # 20020621000291230.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Real Volume 333, Page 177; Instrument # 1993-15089 and Shelby Book 65, Page 19.
5. Easement recorded in Instrument # 1993-41701.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 65, Page 96.
7. Declaration of Covenants, Conditions, Restrictions, Easements and Rights for Meadow Brook Professional and Medical Centre Subdivision, recorded in Instrument # 1999-32727 and Supplemental Declaration of Covenants, Conditions, Restrictions, Easements and Rights for the Meadow Brook Professional and Medical Centre Subdivision 2nd Sector, recorded in Instrument # 2002061400002880900.
8. Taxes or assessments for 2016 and subsequent years not yet due and payable.
9. Any mining or mineral rights leased, granted or retained by current or prior owners.

