


*This instrument was prepared by:*  
Claude McCain Moncus, Esq.  
CORLEY MONCUS, P.C.  
728 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
205.879.5959

Send Tax Notice To:  
Gray Property Investments, LLC  
2224 Cahaba Valley Drive  
Suite B-1  
Birmingham, AL 35242

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

  
20160107000006880 1/5 \$304.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 01:33:55 PM FILED/CERT

### STATUTORY WARRANTY DEED

**THIS STATUTORY WARRANTY DEED** executed and delivered as of the 4<sup>th</sup> day of January, 2016, by **B & D PROPERTIES, LLC**, an Alabama limited liability company (the “Grantor”) to **GRAY PROPERTY INVESTMENTS, LLC**, an Alabama limited liability company (the “Grantee”).

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Nine Hundred Fifty Thousand and no/100 Dollars (\$950,000.00) 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.

The entire Purchase Price recited below was paid from the proceeds of a mortgage loans 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.

Shelby County, AL 01/07/2016  
State of Alabama  
Deed Tax: \$278.00

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:

B & D Properties, LLC  
324 Skyridge Drive  
Chelsea, Alabama 35043

Grantee's Name and Mailing Address:

Gray Property Investments, LLC  
2224 Cahaba Valley Drive  
Suite B-1  
Birmingham, AL 35242

Property Addresses:


2224 Cahaba Valley Drive  
Birmingham, AL 35242

Purchase Price:

\$950,000.00

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

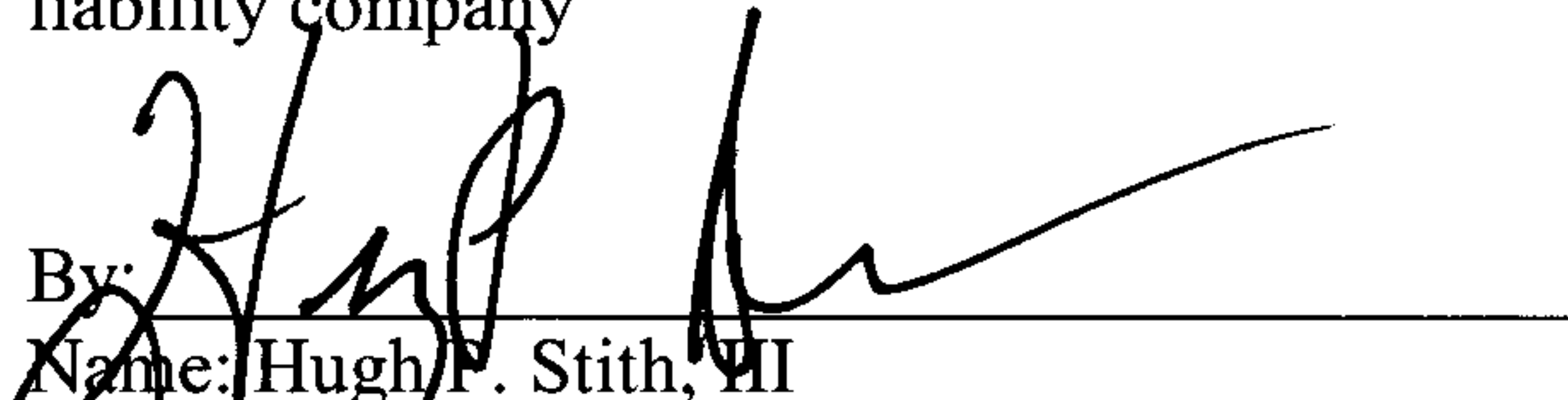
*[Signature page to follow]*

  
20160107000006880 2/5 \$304.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 01:33:55 PM FILED/CERT

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

**GRANTOR:**

**B & D PROPERTIES, LLC**, an Alabama limited liability company


By:   
Name: Hugh P. Stith, III  
Title: Manager


STATE OF ALABAMA       )  
                                  :  
COUNTY OF JEFFERSON   )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hugh P. Stith, III, the Manager of B & D 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 Manager 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 this the 4<sup>th</sup> day of January, 2016.

[NOTARY SEAL]

  
NOTARY PUBLIC  
My Commission Expires: 6.24.13

  
20160107000006880 3/5 \$304.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 01:33:55 PM FILED/CERT

**EXHIBIT "A"**

**[Legal Description]**

Lot 12-A, according to a Resurvey of Lots 11 and 12, Cahaba Valley Office Park, as recorded in Map Book 20, Page 101, in the Probate Office of Shelby County, Alabama.

Together with an undivided interest in the Common Area as described and defined in Restrictive Covenants recorded in Book 114, Page 865, in said Probate Office.




20160107000006880 4/5 \$304.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 01:33:55 PM FILED/CERT

**EXHIBIT "B"**

**[Permitted Exceptions]**

1. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 109, Page 498; Deed Book 126, Page 179; Deed Book 127, Page 336; Deed Book 134, Page 549, and Real Volume 120, Page 533.
2. Restrictions appearing of record in Real Volume 114, Page 865.
3. Taxes or assessments for 2016 and subsequent years not yet due and payable.
4. Any mining or mineral rights leased, granted or retained by current or prior owners.

  
20160107000006880 5/5 \$304.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 01:33:55 PM FILED/CERT