

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
AAB, LLC
2151 OLD ROCKY RIDGE ROAD
BIRMINGHAM, ALABAMA 35216

STATUTORY WARRANTY DEED

20160119000019130
01/19/2016 02:17:51 PM
DEEDS 1/4

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eight Hundred Eighty Five Thousand Dollars and 00/100 (\$885,000.00) to the undersigned GRANTOR, SILVER CREEK DEVELOPMENT, LLC, [herein referred to as GRANTOR], in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto AAB, LLC, [herein referred to as GRANTEE], the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lots 340, 341, 342, 343, 344, 345, 350, 363, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 505, 506, 507, 508, 509, 510, according to the Map and Survey of Silver Creek, Sector III, Phase III, as recorded in Map Book 40, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 1

A tract of land situated in Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, bounded on the East by Lot 1 of the Silver Creek Subdivision, being more particularly described as follows:

Commence at the Northeast corner of said Section 26, Township 21 South, Range 3 West, Shelby County, Alabama; thence run N 87 degrees 00 minutes 59 seconds W along the North line of said Section 26 for 2,454.94 feet to a point, said point being the point of beginning; thence leaving said North line run S 14 degrees 24 minutes 23 seconds E for 138.63 feet to a point on the North right of way line of Silver Creek Parkway and the beginning of a non-tangent curve to the right, said curve having a radius of 220.00 feet, a chord bearing of N 73 degrees 12 minutes 08 seconds W, a chord length of 26.42 feet and a central angle of 06 degrees 53 minutes 01 second; thence run along said right of way and the arc of said curve for 26.43 feet to a point; thence run N 69 degrees 45 minutes 37 seconds W along said right of way for 25.26 feet to a point at the beginning of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of N 78 degrees 23 minutes 18 seconds W, a chord length of 84.01 feet and a central angle of 17 degrees 15 minutes 22 seconds; thence run along said right of way and the arc of said curve for 84.33 feet to a point; thence

run N 87 degrees 00 minutes 59 seconds W along said right of way for 88.66 feet to a point at the beginning of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of S 87 degrees 57 minutes 08 seconds W, a chord length of 49.11 feet and a central angle of 10 degrees 03 minutes 47 seconds; thence run along said right of way and the arc of said curve for 49.18 feet to a point; thence run S 82 degrees 55 minutes 14 seconds W along said right of way for 52.09 feet to a point that intersects with the Easterly right of way of U.S. Highway No. 119; thence run N 09 degrees 04 minutes 59 seconds W along said Easterly right of way of U.S. Highway No. 119 for 122.00 feet to a point; thence leaving said right of way run S 87 degrees 00 minutes 59 seconds E for 305.79 feet to the point of beginning. Said parcel contains 34,715.924 square feet, more or less.

PARCEL 2

A tract of land situated in Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, bounded on the East by Lots 15, 46A and 47A of the Silver Creek Subdivision, being more particularly described as follows:

Commence at the Northeast corner of said Section 26, Township 21 South, Range 3 West, Shelby County, Alabama; thence run N 87 degrees 00 minutes 59 seconds W along the North line of said Section 26 for 2,454.94 feet to a point; thence leaving said North line run S 14 degrees 24 minutes 23 seconds E for 204.53 feet to a point on the Southerly right of way of Silver Creek Parkway, said point also being the point of beginning; thence continue S 14 degrees 24 minutes 23 seconds E for 139.85 feet to a point; thence run N 87 degrees 00 minutes 59 seconds W for 20.96 feet to a point; thence run S 14 degrees 24 minutes 23 seconds E for 277.85 feet to a point; thence run S 80 degrees 55 minutes 01 seconds W for 336.26 feet to a point that intersects with the Easterly right of way of U.S. Highway No. 119; thence run N 09 degrees 04 minutes 59 seconds W along said right of way for 497.06 feet to a point that intersects with the Southerly right of way of Silver Creek Parkway; thence run N 82 degrees 55 minutes 14 seconds E along said right of way of Silver Creek Parkway for 50.00 feet to a point at the beginning of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of N 87 degrees 57 minutes 08 seconds E, chord length of 38.59 feet and a central angle of 10 degrees 03 minutes 47 seconds; thence run along said right of way and the arc of said curve for 38.64 feet to a point; thence run S 87 degrees 00 minutes 59 seconds E for 88.66 feet to a point at the beginning of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of S 78 degrees 23 minutes 18 seconds E, a chord length of 66.01 feet and a central angle of 17 degrees 15 minutes 22 seconds; thence run along said right of way and the arc of said curve for 66.26 feet to a point; thence run S 69 degrees 45 minutes 37 seconds E for 25.26 feet to a point at the beginning of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of S 76 degrees 20 minutes 57 seconds E, a chord length of 64.26 feet and a central angle of 13 degrees 10 minutes 39 seconds; thence run along said right of way and the arc of said curve for 64.40 feet to the point of beginning. Said parcel contains

151,131.047 square feet, more or less.

TO HAVE AND TO HOLD the above-described property unto the said GRANTEE in fee simple, together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, SILVER CREEK DEVELOPMENT, LLC by its Member, Michael O Green, who is authorized to execute this conveyance, has hereto set its signature and seal this 30 day of December, 2015.

SILVER CREEK DEVELOPMENT, LLC

By: *[Signature]*

Its: Member

(This deed has been executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Michael O. Green, whose name as Member of SILVER CREEK DEVELOPMENT, LLC, 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 officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 30th day of December, 2015.



[Signature]
NOTARY PUBLIC

My Commission Expires: April 14, 2018

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1976, Section 40-22-1

Grantor's Name: Silver Creek Development, LLC

Grantee's Name: AAB, LLC

Mailing Address: 2151 Old Rocky Ridge Road
Birmingham, AL 35216Mailing Address: 2151 Old Rocky Ridge Road
Birmingham, AL 35216Property Address: Silver Creek Development
Alabaster, ALDate of Sale: 12/15, 2015
Total Purchase Price \$885,000.00or
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 1976 § 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 1976 § 40-22-1 (h).

Date 12/28/15

Unattested

(verified by)

Print R. CHARLES STAGNERSign R. Charles Stagner
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/19/2016 02:17:51 PM
 \$908.00 CHERRY
 20160119000019130