

This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

Send tax notice to:
Jeffrey S. Gale
4900 Coshatt Drive
Birmingham, AL 35244

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know all men by these presents, that in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, CCN Asset Management Company, LLC, an Alabama limited liability company located at 1969 Rocky Brook Drive, Birmingham, Alabama 35243 (the "Grantor"), does hereby grant, bargain, sell and convey unto Jeffrey S. Gale, a married man residing at 4900 Coshatt Drive, Birmingham, Alabama 35244 (the "Grantee"), all of its right, title and interest in the following described real estate situated in Shelby County, Alabama:

Lots 7 and 8, according to the Survey of Meadow Brook Professional and Medical Centre, 2nd Sector, as recorded in Map Book 30, Page 2, in the Office of Probate of Shelby County, Alabama.

Subject to: (i) all valid and enforceable easements, covenants, conditions and restriction of record, including, without limitation, that certain Declaration of Protective Covenants recorded in Instrument # 1999-32727, in the Office of the Judge of Probate for Shelby County, Alabama, and that certain Supplementary Declaration of Covenants, Conditions, Restrictions, Easements and Rights for Meadow Brook Professional and Medical Centre Subdivision recorded in Instrument # 20020614000280900, in the Office of Judge of Probate for Shelby County, Alabama and (ii) all matters that would be revealed by a current and accurate physical survey of the subject property.

Neither Grantor nor any Agent makes any representations or warranties regarding the condition of the Property except to the extent expressly and specifically set forth herein. Grantee has the obligation to determine, either personally or through or with a representative of Grantee's choosing, and any and all conditions of the Property material to Grantee's decision to buy the Property, including without limitation, subsurface conditions, including the presence or absence of sinkhole, mining activity, wells, or buried tanks and other objects, soils condition; utility and sewer availability and condition. Except as otherwise state in the Contract, Grantee accepts the Property in its "As-IS" condition.

Buy its acceptance of this deed, Grantee hereby covenants and agrees for itself and its successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of injuries to any owner, occupant, or other person in or upon the Property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, and limestone formations) under or on the Property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property. For purposes of this


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Shelby County, AL 02/18/2016
State of Alabama
Deed Tax: \$150.00

paragraph, the term Grantor shall mean and refer to: (i) the partners, agents, and employees of Grantor, (ii) the officers, agents, and employees of Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through the Grantee.

Grantee does, for itself, its successors and/or assigns, herewith covenant and agree to take all measures to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the boundaries of the lots herein conveyed. Grantee further covenants to exercise Best Management Practices (BMPs) for control of pollutants in storm water run-off and to comply with all city and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, subcontractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or siltation in storm water run-off. Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided guarantee does not reimburse Grantor for such cost within ten (10) days after receipt of written demand. The foregoing shall be and it's a covenant running with the land to the benefit of Grantor, its successors and/or assigns.

To have and to hold, unto the said GRANTEE, its successors and assigns, forever.

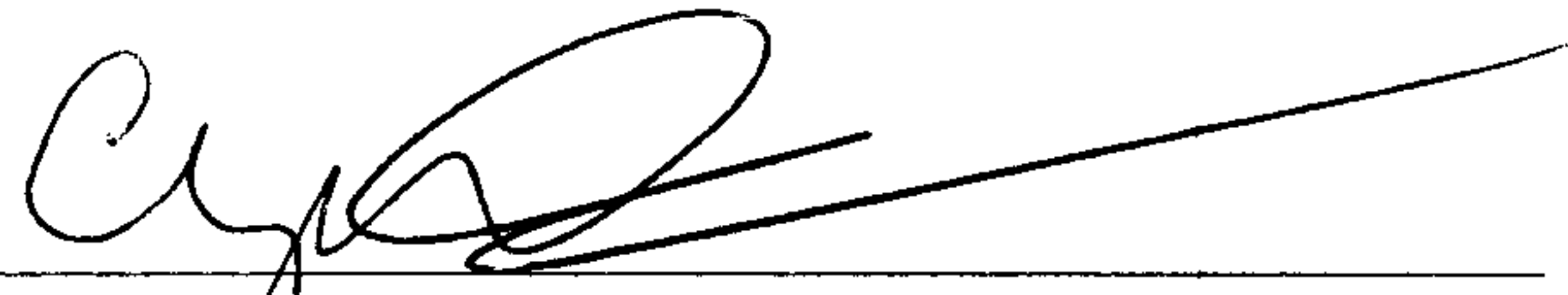
GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

The above-described real property is located at: Lots 7 and 8 in Meadow Brook Professional and Medical Centre Subdivision, Birmingham, Alabama 35255. The value of this real estate property is \$150,000. This value is based upon the \$150,000 purchase price in the purchase and sale contract by and between GRANTOR and GRANTEE.

IN WITNESS WHEREOF, CCN Asset Management Company, LLC, by its Member who is authorized to execute this conveyance, has hereto set its signature, this the 17 day of February 2016.

CCN Asset Management Company, LLC an Alabama
limited liability company


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By: 
Cyrus B. Givianpour
Its: Member

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, Darryl R Talley, a Notary Public in and for said County, in said State, hereby certify that Cyrus B. Givianpour, whose name as Member of CCN Asset Management Company, 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 Member and with fully authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February 2016.

[Notarial Seal]

Darryl R Talley
Notary Public
My Commission Expires _____

MY COMMISSION EXPIRES
NOVEMBER 26, 2016


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