

Grantor: JEFFREY S. GALE 621 Oak Glen Drive Hoover, AL 35244 Grantee: MEMORY LEAK CREEK, LLC, an Alabama limited liability company c/o Jeffrey S. Gale 1550 Woods of Riverchase Drive, Suite 330 Birmingham, AL 35242	Property Address: 5120 Cyrus Circle Hoover, AL 35242 Date of Sale: February 17, 2016 Total Purchase Price: \$150,000.00 Purchase Price Verification: See deed below
---	--

This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
2227 First Avenue South, Suite
Birmingham, Alabama 35233

Send tax notice to:
MEMORY LEAK CREEK, LLC
c/o Jeffrey S. Gale
1550 Woods of Riverchase Drive, Suite 330
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Grantor, JEFFREY S. GALE, a married man, does hereby grant, bargain, sell and convey to Grantee, MEMORY LEAK CREEK, LLC, an Alabama limited liability company, all of his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

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 Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor.

Subject to:

1. Ad valorem taxes for the year beginning October 1, 2015 which constitutes a lien but are not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, restrictions, right of ways, liens or encumbrances, or claims thereof, not shown by public records;
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Such state of facts as shown on recorded subdivision plat, as applicable.
7. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
8. Building lines as shown by recorded map.
9. Easements as shown by recorded map.



20160218000051840 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/18/2016 03:50:46 PM FILED/CERT

10. Restrictions, mineral and mining rights and rights incident thereto, release of damages and covenant for storm water run-off control, recorded in Instrument 20020621000291230, in the Probate Office of Shelby County, Alabama.
11. Easement to Alabama Power Company recorded in Real 333, page 177 and Instrument 1993-15089, in the Probate Office of Shelby County, Alabama.
12. Easement recorded in Instrument 1993-41701 in the Probate Office of Shelby County, Alabama.
13. Mineral and mining rights and rights incident thereto recorded in Volume 65, page 86, in the Probate Office of Shelby County, Alabama.
14. Declaration of Covenants, conditions, restrictions, easements and rights for the Meadow Brook Professional and Medical Center Subdivision, recorded in Instrument 1999-32727 and Supplemental Declaration of Covenants, Conditions, Restrictions, Easements and Rights for the Meadow Brook Professional and Medical Center Subdivision, 2nd Sector, recorded in Instrument 20020614000280900, in the Probate Office of Shelby County, Alabama.
15. Reservation for Notice of Sink Hole Prone Area as recorded in Map Book 39, Page 2 in the Probate Office of Shelby County, Alabama.
16. Mineral and mining rights and rights incident thereto, release of damages, mineral and mining rights and rights incident thereto, sinkhole exception and covenants for storm water run-off control, recorded in Instrument 20030304000131920 in the Probate Office of Shelby County, Alabama.

The full consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD unto Grantee and his successors and assigns in fee simple forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the 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 the Grantor.

Given under our hands and seals, this 17th day of February, 2016.




JEFFREY S. GALE

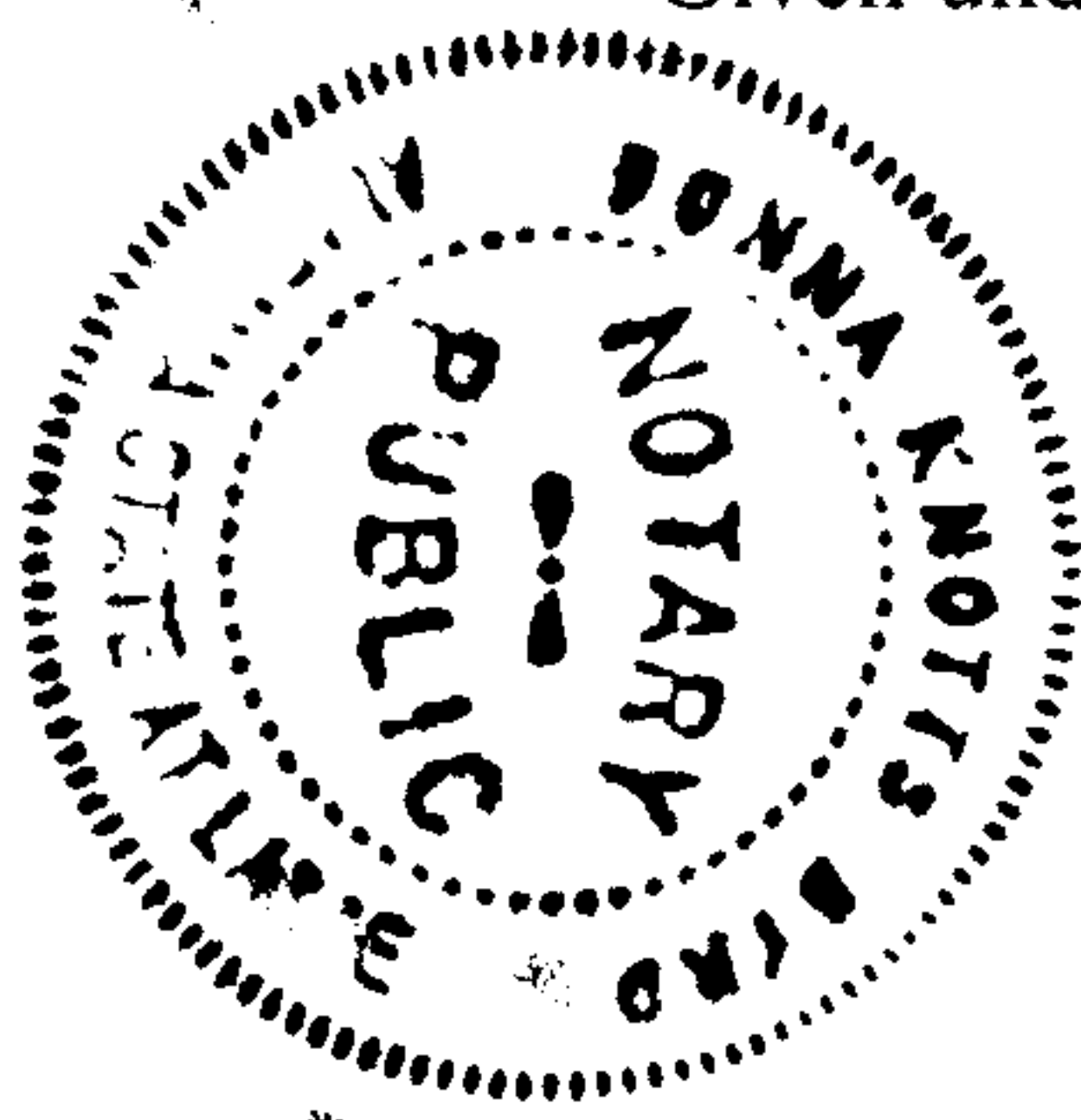
STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that JEFFREY S. GALE, 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 executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission Expires: 02/20/17




20160218000051840 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/18/2016 03:50:46 PM FILED/CERT