

THIS INSTRUMENT PREPARED BY:
James E. Vann, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5484

NOTE TO PROBATE COURT: \$844,000.000
of the consideration was paid with the proceeds of
a mortgage recorded simultaneously herewith.

SEND TAX NOTICE TO:
Creekside Office, LLC
120 Bishop Circle
Pelham, Alabama 35124



20160303000067650 1/4 \$279.00
Shelby Cnty Judge of Probate, AL
03/03/2016 09:11:53 AM FILED/CERT

STATE OF ALABAMA)
)
) **STATUTORY WARRANTY DEED**
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Ten and no/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Bishop Creek Office, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **Creekside Office, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See **Exhibit A** attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the same (the Property").

SUBJECT TO AND EXCEPT FOR:

1. Ad Valorem Taxes for the current tax year, a lien but not yet due and payable.
2. Mineral and mining rights not owned by Seller.
3. Restrictions appearing of record in Instrument #1994-1702, and Instrument #1994-24348.
4. Riparian and other rights created by the fact that the subject property fronts on Cahaba Valley Creek.
5. Easement Agreement recorded in Real 166, Page 725; Real 185, Page 456; Real 189, Page 426; Book 302, Page 13, and Instrument #1988-26741.
6. 20 foot Storm Easement as shown on Map Book 18, Page 108.
7. 10 foot Sanitary Sewer Easement recorded in Instrument # 20111116000346010.

Shelby County, AL 03/03/2016
State of Alabama
Deed Tax: \$256.00

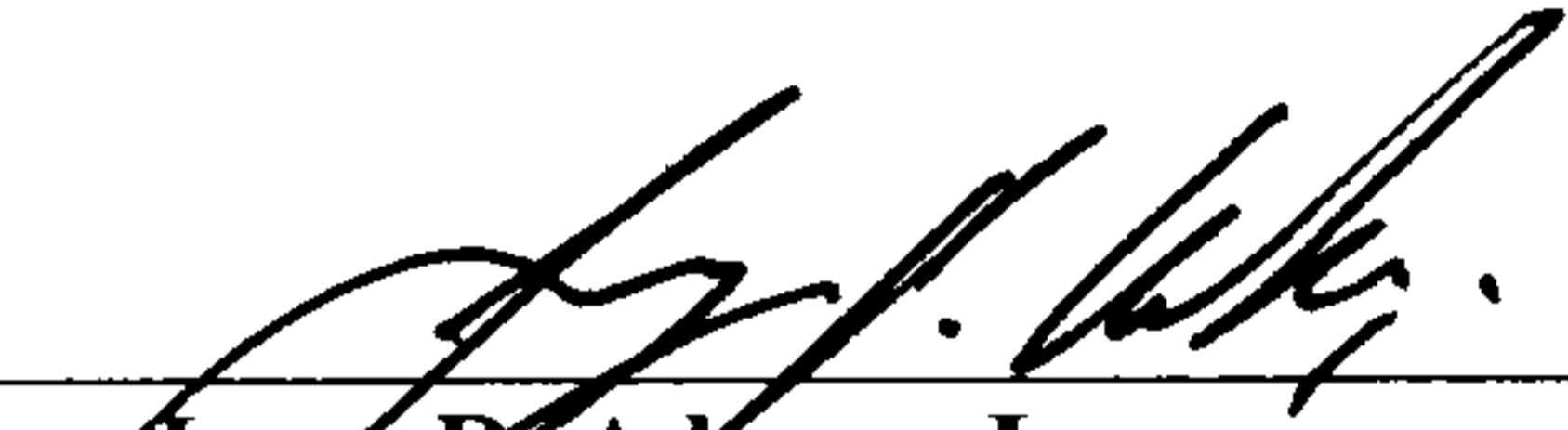
The Grantor hereby covenants and agrees with Grantee and its successors and assigns, that the Grantor and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further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

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

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 29th day of February, 2016.

Grantor:

Bishop Creek Office, LLC

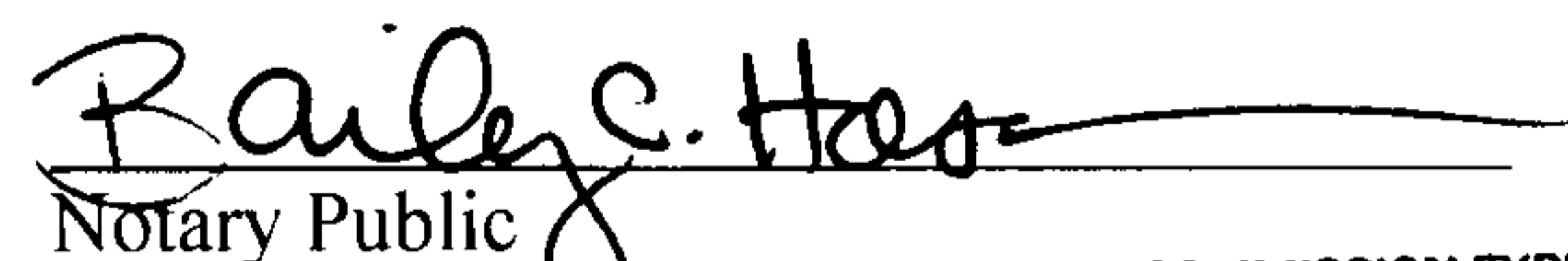
By: 
Name: **Jerry R. Adams, Jr.**
Title: **Managing Member**

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that **Jerry R. Adams, Jr.**, whose name as Managing Member of **Bishop Creek Office, LLC**, an Alabama limited liability company, 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 the instrument, he as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 29th day of February, 2016.


Notary Public
My commission expires: _____ **MY COMMISSION EXPIRES JUNE 19, 2019**



20160303000067650 2/4 \$279.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

Parcel A

Part of SE 1/4 Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said ¼ Section; thence run east along the South line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run Northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run Northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run Southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run Northeasterly along said right of way line for 253.07 feet; thence 14 deg. 02 min. 10 sec. right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a county road; thence 30 deg. 57 min. 50 sec. right and run easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec. right and run southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min. 00 sec. left and run northeasterly for 575.98 feet to a point on the westerly right of way line of Oak Mountain State Park Road; thence 86 deg. 19 min. 31 sec. right and run southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec. right and run southeasterly along said right of way line for 266.08 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 03 deg. 16 min. 07 sec.; thence 08 deg. 19 min. 34 sec. right to the chord of said curve and run southerly along the arc of said curve and along said right of way line for 204.22 feet; thence from said chord 09 deg. 37 min. 54 sec. left and run southeasterly along said right of way line for 96.08 feet to the beginning of a curve to the right, said curve having a radius of 3,599.42 feet and subtending a central angel of 02 deg. 19 min. 55 sec.; thence 13 deg. 55 min. 51 sec. right of the chord of said curve and run southerly along the arc of said curve and along said right of way line for 146.49 feet to a point at the intersection of the westerly right of way line of said Oak Mountain State Park Road and the north right of way line of a proposed street; thence from the chord of said curve 97 deg. 35 min. 27 sec. right and run southwestly along the north right of way line of said proposed street for 300.49 feet to the beginning of a curve to the left, said curve having a radius of 50.00 feet and subtending a central angle of 17 deg; 54 min 41 sec.; thence run southwestly along the arc of said curve and along said right of way line for 15.63 feet to the end of said curve, said point being the point of beginning of the property herein described; thence from the tangent of said curve 97 deg. 08 min, 18 sec. right and run northwesterly for 210.58 feet to a point on the approximate floodway line of Bishops Creek; thence 121 deg. 47 min. 55 sec. left and run southwestly along said approximate floodway line for 442.86 feet; thence 87 deg. 23 min. 54 sec. left and run southeasterly for 200.21 feet; thence 92 deg. 36 min. 06 sec. left and run northeasterly for 276.49 feet to a point on the right of way line of said proposed street, said point being on a curve to the right said curve having a radius of 50.00 feet and subtending a central angle of 85 deg. 26 min. 04 sec.; thence 60 deg. 46 min. 27 sec. left to become tangent to said curve and run northeasterly along the arc of said curve and along said proposed right of way line of said proposed street for 74.55 feet to the point of beginning.

Less and except any part of subject property lying within Bishop Creek.

Situated in Shelby County, Alabama.

ALSO:

Beneficial interest in sewer easement described as Parcel C in Instrument #20111116000346010 and as shown by survey of Engineering Design Group, LLC dated March 30, 2012.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grantor's Name: <u>Bishop Creek Office, LLC</u> Address: <u>120 Bishop Circle</u> <u>Pelham, Alabama 35124</u> _____ | Grantee's Name: <u>Creekside Office, LLC</u> Address: <u>120 Bishop Circle</u> <u>Pelham, Alabama 35124</u> Date of Sale: <u>February 29, 2016</u> Total Purchase Price <u>\$1,100,000.00</u> Or Actual Value \$ _____ Or Assessor's Market Value \$ _____ |
| Property Address: <u>120 Bishop Circle</u> <u>Pelham, Alabama 35124</u> | |

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 Appraisal Closing Statement
 Sales Contract 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 licenses 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 1975 § 40-22-2 (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 1975 § 40-22-2 (h).

| | |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Date: <u>February 29, 2016</u> <input type="checkbox"/> Unattested | Print: <u>Scorry Adams Jr.</u> Sign: <u>[Signature]</u> (verified by) <u>(Grantor/Grantee/Owner/Agent)</u> circle one |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|

