

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 850 Shades Creek Parkway, Suite 210 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: 4G Willow Oaks, LLC 5406 Highway 280 East Suite C101 Birmingham, AL 35242
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STATE OF ALABAMA                    )  
  )                   STATUTORY WARRANTY DEED                   **20160401000104640**  
COUNTY OF JEFFERSON            )  
  )                   **04/01/2016 08:06:34 AM**  
  )                   **DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ninety Nine Thousand & NO/100 (\$299,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **ServisFirst Bank, an Alabama State Bank** it successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **4G Willow Oaks, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"


\$816,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTORS have hereunto set its hand and seal this the 30<sup>th</sup> day of March, 2016.

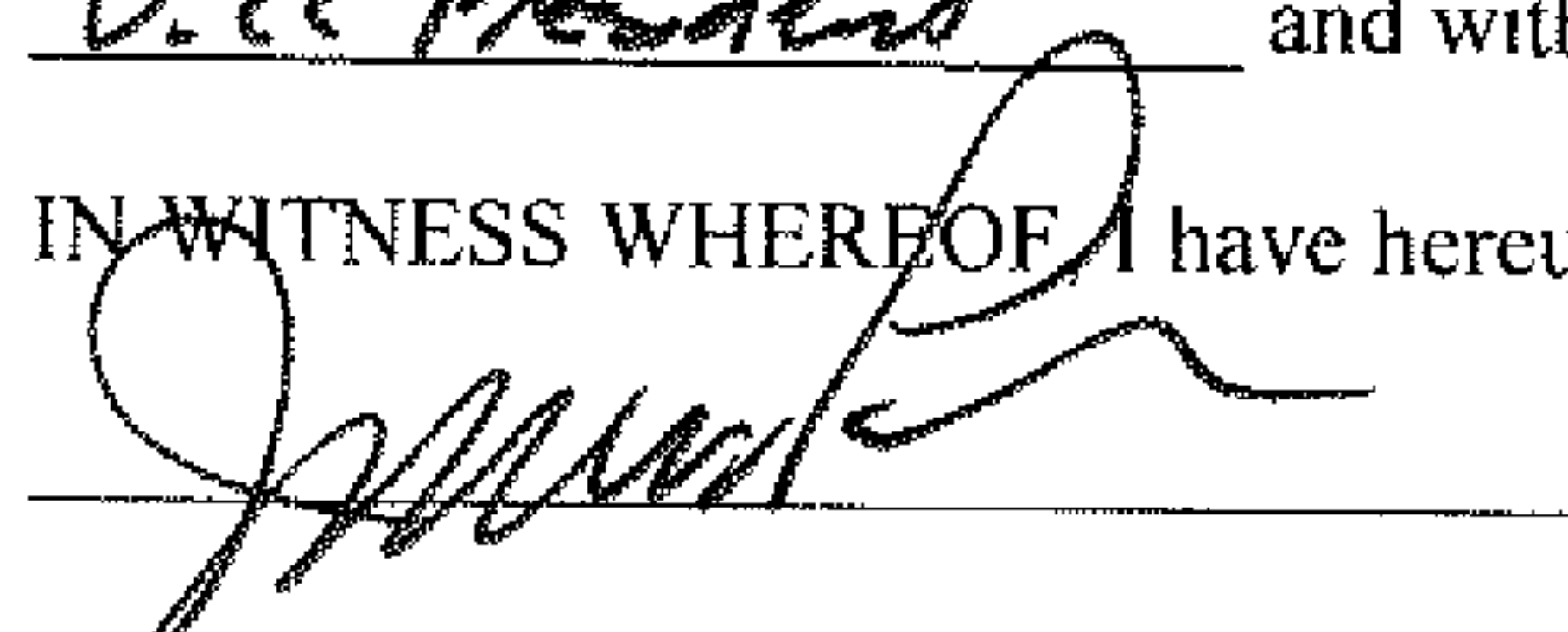
**ServisFirst Bank, an Alabama State Bank**

  
By: Clark Zinsmeister  
Its Vice President

STATE OF ALABAMA    )  
  ):  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clark Zinsmeister whose name as Vice President of **ServisFirst Bank, an Alabama State Bank**, 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 Instrument, he as such Vice President and with such authority, executed the same voluntarily for and as the act of said bank.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 30<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 09/17/2016

## **Exhibit A**

### **Legal Description**

**Lots 112, 113, 115, 122, 123, 127, 128, 237, 301, 303, 304, 305, 307, 308, 309, 310, 313, 314, 315, 316, 317, 318, 320, 321, 324, 327, 328, 329, 330, 331, and 344, according to the survey of Willow Oaks as recorded in Map Book 38, Page 137A, B and C, in the Probate Office of Shelby County, Alabama.**

Real Estate Sales Validation Form

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

Grantor's Name	ServisFirst Bank	Grantee's Name	4G Willow Oaks, LLC
Mailing Address	850 Shades Creek Parkway	Mailing Address	5406 Highway 280 East
	Birmingham, AL 35209		Suite C101
			Birmingham, AL 35242
Property Address	Willow Oaks, Shelby County	Date of Sale	03/30/2016
		Total Purchase Price	\$ 299,000.00
		or	
20160401000104640		Actual Value	\$
04/01/2016 08:06:34		or	
AM DEEDS 3/3		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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.

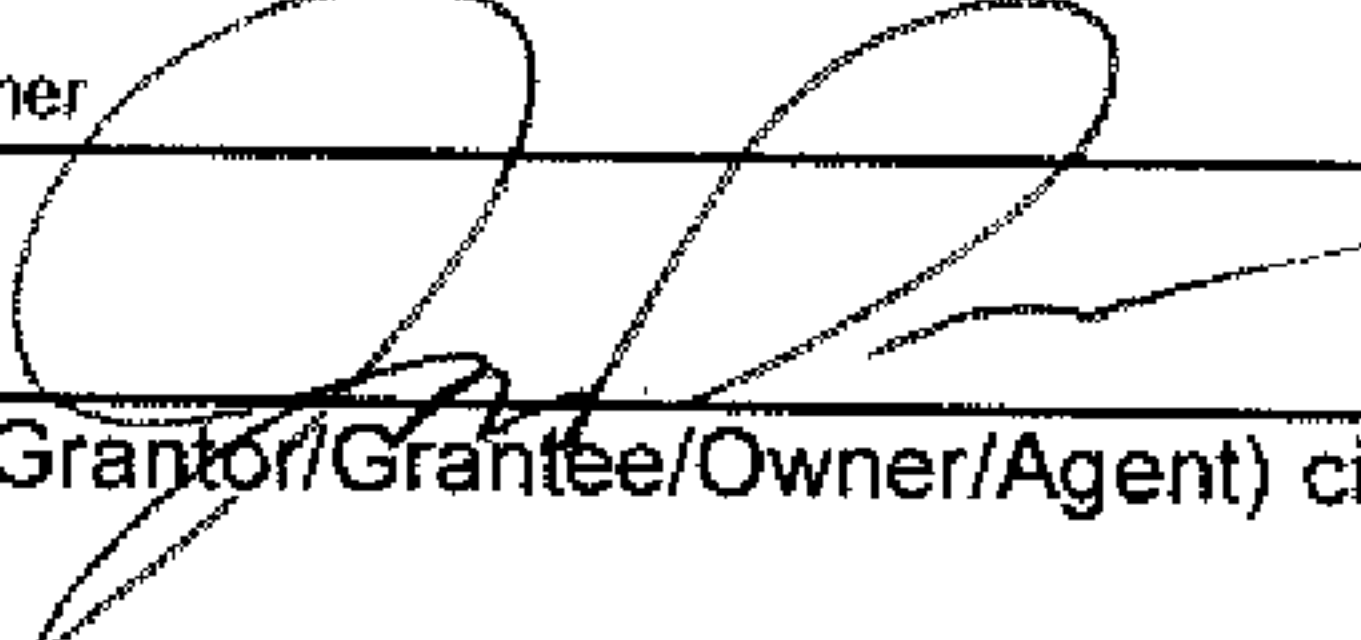
Date of Sale - the date on which interest to the property was conveyed.

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 1975 § 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 1975 § 40-22-1 (h).

Date	3/30/16	Print	Jeff W. Parmer
Unattested		Sign	
	(verified by)		(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  
04/01/2016 08:06:34 AM  
\$21.00 CHERRY  
20160401000104640

