

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

HealthSouth Alabama Real Estate, LLC
3660 Grandview Parkway, Ste. 200
Birmingham, AL 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million Five Hundred Thousand and No/100 Dollars (\$1,500,000.00) to the undersigned grantor, 3-M Developers, Inc., an Alabama corporation ("Grantor"), in hand paid by HealthSouth Alabama Real Estate, LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Oak Mountain Commons, as recorded in Map Book 41, Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes for the year 2016; (2) Building line(s) as shown by recorded map in Map Book 41, Page 2; (3) Easement(s) as shown by recorded map in Map Book 41, Page 2; (4) Restrictions as shown by recorded map in Map Book 41, Page 2; (5) Transmission line permit to Alabama Power Company, recorded in Deed Volume 195, Page 282, in the Probate Office of Shelby County, Alabama; (6) Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20090701000253160, in the Probate Office of Shelby County, Alabama; (7) Colonial Pipeline Easement recorded in Instrument 1999-45190 in the Probate Office of Shelby County, Alabama.

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


IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 27th day of May, 2016.

WITNESS:

Anne Marshall

3-M Developers, Inc., an Alabama corporation

By: Donald R. Murphy
Donald R. Murphy, as its President


20160603000190840 1/3 \$1520.00
Shelby Cnty Judge of Probate, AL
06/03/2016 10:42:05 AM FILED/CERT

Shelby County, AL 06/03/2016
State of Alabama
Deed Tax:\$1500.00


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy, whose name as President of 3-M Developers, Inc., an Alabama corporation, 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 the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of May, 2016.

Aime P. Marshall
Notary Public

My commission expires: 2/10/2019


20160603000190840 2/3 \$1520.00
Shelby Cnty Judge of Probate, AL
06/03/2016 10:42:05 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name 3-M Developers, Inc.
Mailing Address P. O. Box 1015
Pelham, AL 35124

Grantee's Name HealthSouth Alabama Real Estate, LLC
Mailing Address 3660 Grandview Pkwy, Ste. 200
Birmingham, AL 35243

Property Address Lot 14, Survey of Oak Mountain
Commons, MB 41, Page 2
Shelby County, AL

Date of Sale May 31, 2016
Total Purchase Price \$ 1,500,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20160603000190840 3/3 \$1520.00
Shelby Cnty Judge of Probate, AL
06/03/2016 10:42:05 AM FILED/CERT

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
☒ Sales Contract ☐ Other
☒ 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 May 31, 2016

Print Donald R. Murphy, President of 3-M Developers, Inc.

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1