

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Camellia Realty Holdings, LLC
2068 Valleydale Road
Hoover, AL 35244

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Eight Hundred Thirty-Three Thousand Nine Hundred and 00/100 (\$833,900.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **New South Developers, Inc.**, an Alabama corporation, does hereby grant, bargain, sell and convey unto **Camellia Realty Holdings, LLC**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Secretary/Treasurer, who is duly authorized to execute this conveyance, has hereto set his signature and seal this 18th day of July, 2016.

New South Developers, Inc.

By: 
Charles E. Poe, Secretary/Treasurer

STATE OF ALABAMA)

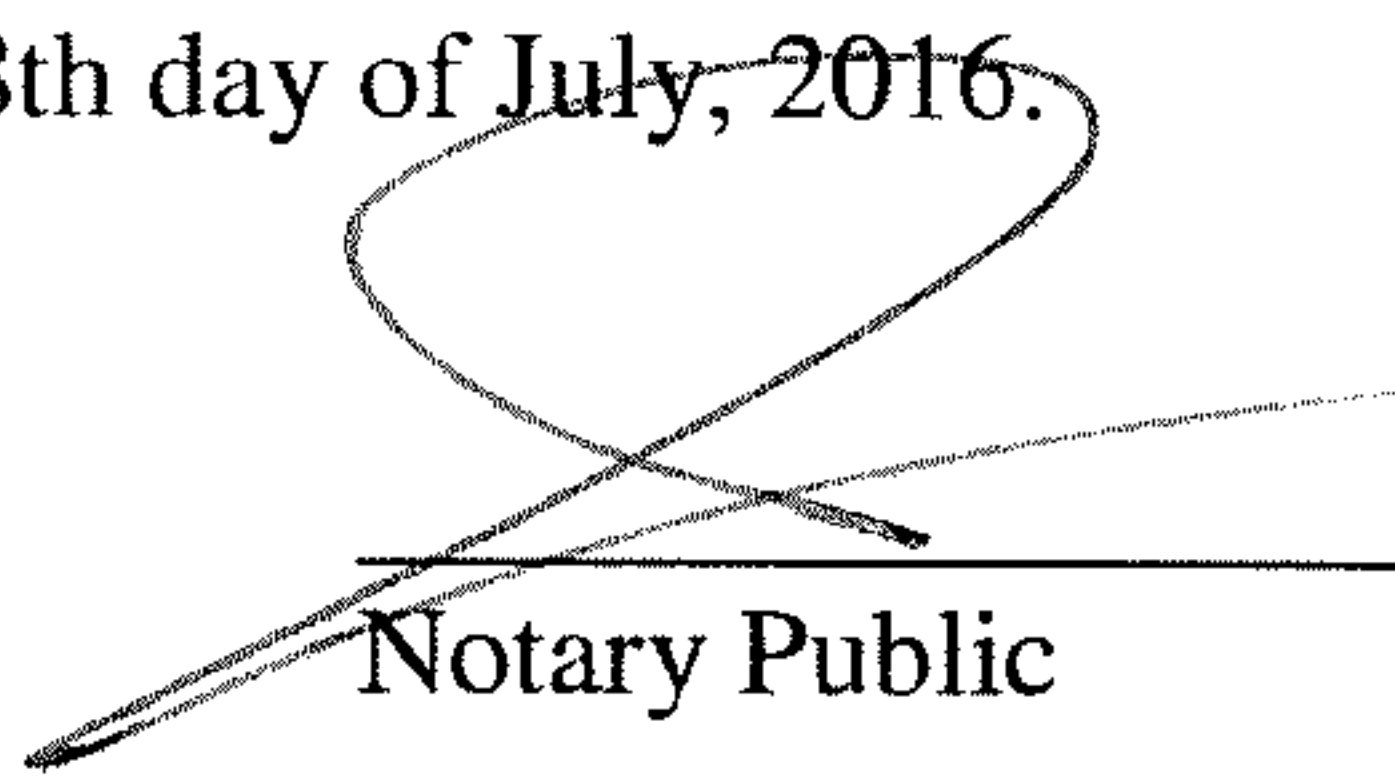
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Poe, whose name as Secretary/Treasurer of New South 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 18th day of July, 2016.

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020


Notary Public

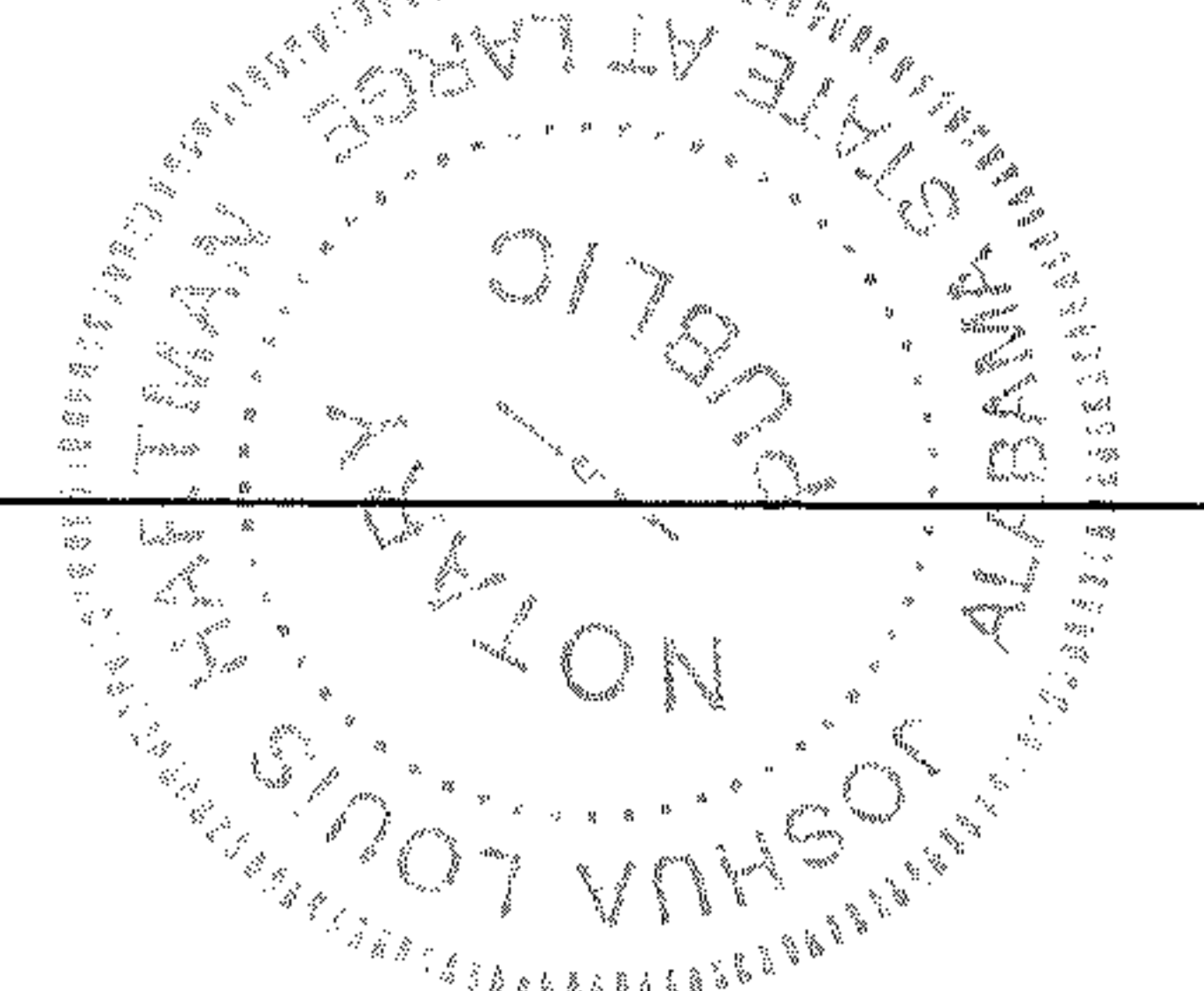


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2A, according to a Resurvey of Lot 2 Riverchase East First Sector, as recorded in Map Book 46, Page 23, in the Probate Office of Shelby County, Alabama.

Together with easement rights set forth in that certain Easement Agreement as recorded in Instrument #20160719000252360 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2016 and subsequent years; (2) Easement(s), building line(s) and restriction(s) as shown on Map Book 6, Page 99, Map Book 6, Page 139 and Map Book 46, Page 23; (3) Easement and Right-of-Way granted to Southern Bell Telephone and Telegraph Company recorded in Real 153, Page 542; (4) Agreement in regard to Electric Service to Riverchase as set out in Misc. Book 15, Page 401; (5) Land Use Agreement by and between The Harbert Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, dated April 26, 1977 as set out in Real 1437, Page 627 (Jefferson County) and in Misc. Book 19, Page 690 (Shelby County); (6) Right-of-way granted to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 304, Page 25; (7) Declaration of Protective covenants, agreements, easements, charges and liens for Riverchase (Business) in Misc. Book 13, Page 50 and as amended in Misc. Book 15, Page 189 and amended in Misc. Book 19, Page 633; (8) Easement Agreement as recorded in Instrument #20160719000252360; (9) Encroachment of Rip-Rap on westerly property line as shown on survey of Bailey Land Group dated July 13, 2016.

Grantor makes no warranties as to title to any minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name New South Developers, Inc.

Mailing Address 500 Southland Drive, Suite 212
Hoover, AL 35226

Grantee's Name Camellia Realty Holdings, LLC

Mailing Address 2068 Valleydale Road
Hoover, AL 35244

Property Address 2068 Valleydale Road
Hoover, AL 35244

Date of Sale July 18, 2016

Total Purchase Price \$833,900.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/19/2016 03:24:11 PM
\$22.00 CHERRY
20160719000252720

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal
_____ Sales Contract _____ Other
 X 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 July 18, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one