

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Samar, LLC
2240 Pine Crest Drive
Vestavia Hills, Alabama 35216

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

20160721000256400
07/21/2016 03:38:28 PM
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Eighty Five Thousand and NO/100 (\$685,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Midway Plaza, LLC**, its successors and assigns (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Samar, LLC** (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"

Property Address: 201 Southgate Drive, Pelham, Alabama 35124

Subject to:

1. Declaration of restrictive covenants recorded in Instrument No. 1995-24268, in the probate office of Shelby County, Alabama.
2. Right of Way to the City of Pelham recorded in Instrument No. 1998-5134, in the probate office of Shelby County, Alabama.
3. Restrictions contained in deed recorded in Instrument No. 1998-19373, in the probate office of Shelby County, Alabama.
4. The follow matters shown on survey prepared by Hatch Mott MacDonald, dated August 20, 2010: (1) detention pond located within sanitary sewer easement area; and (2) improvements located over building set back line.

\$548,000.00 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successor and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 11th day of July, 2016.

Midway Plaza, LLC

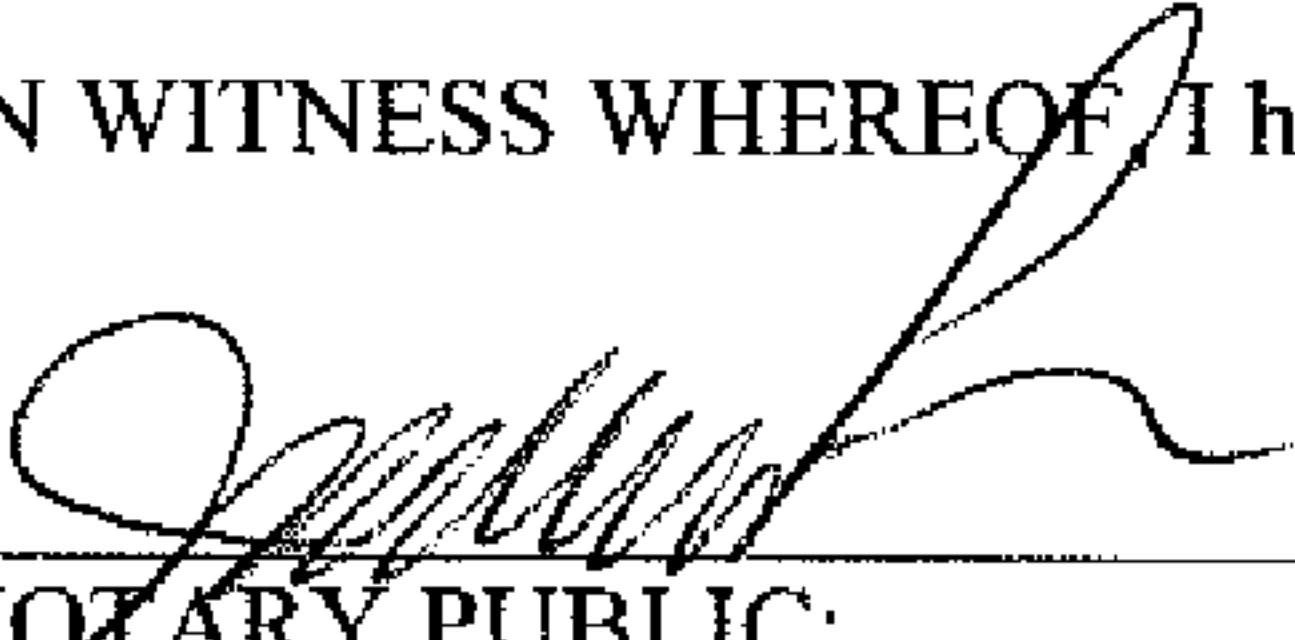
By: 
Rodney Barshein
Its Authorized Member

By: 
Steven Corenblum
Its Authorized Member

STATE OF ALABAMA
COUNTY OF Telfair

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Rodney Barstein** and **Steven Corenblum** whose names as **Authorized Members** of **Midway Plaza, LLC**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they as such **Authorized Members** and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 11th day of July, 2016.



NOTARY PUBLIC:

My Commission Expires: 9-17-2016

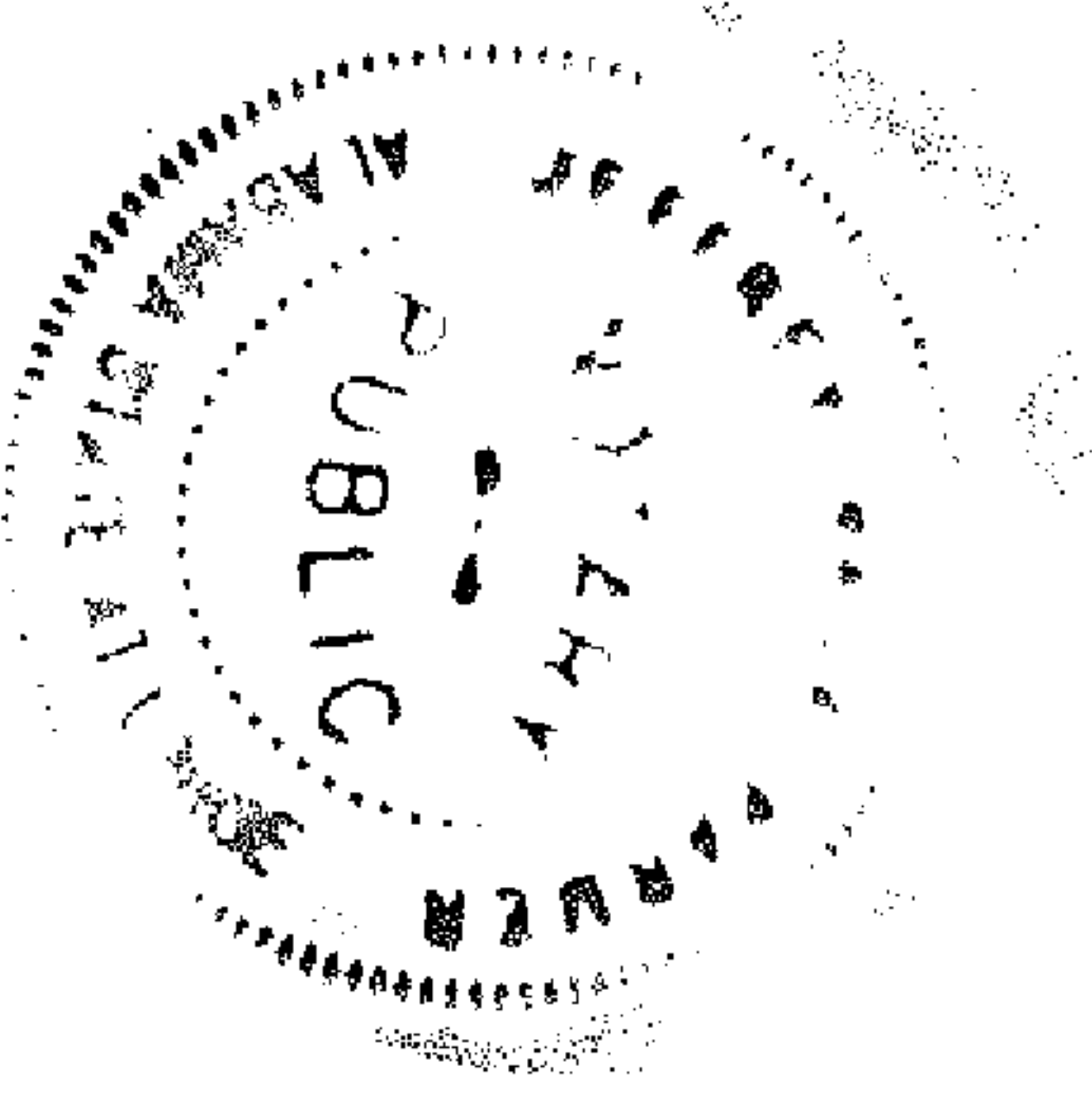


Exhibit A

20160721000256400 07/21/2016 03:38:28 PM DEEDS 3/4

Legal Description

A parcel of land situtaed in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southeast Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and run in a Easterly direction along the North line of said Section a distance of 329.55 feet to a point, said point lying on the Southwesterly boundary line of Cahaba Valley Park North, as recorded in Map Book 13, Pages 140a and 140b, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn a deflection angle of 60 degrees 17 minutes 38 seconds to the right and run in a Southeasterly direction along said boundary line of Cahaba Valley Park North a distance of 1,010.09 feet to a point, said point being an iron pin found at the Northeast corner of the real property that is described in Instrument No. 1994-8119, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence turn a deflection angle of 88 degrees 06 minutes 12 seconds and run to the right in a Southwesterly direction on a line that is 250 feet Northwest of the Northwesterly right of way of Alabama Highway No. 119, a distance of 577.12 feet to a point, said point being the Point of Beginning of the parcel herein described; thence continue along the last described course in a Southwesterly direction 406.08 feet to a point; thence turn an interior angle of 86 degrees 27 minutes 28 seconds and run to the right in a Northwesterly direction a distance of 135.00 feet to a point; thence turn an interior angle of 93 degrees 32 minutes 32 seconds and run to the right in a Northeasterly direction a distance of 402.20 feet to a point on the Southwesterly right of way of Southgate Drive, as recorded in Map Book 20, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an interior angle of 88 degrees 06 minutes 12 seconds and run to the right in a Southeasterly direction along said right of way a distance of 134.81 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Midway Plaza, LLC	Grantee's Name	Samar, LLC
Mailing Address	P.O. Box 450233	Mailing Address	2240 Pine Crest Drive
	Atlanta, GA 31145		Vestavia Hills, AL 35216
Property Address	201 Southgate Drive	Date of Sale	07/11/2016
	Pelham, AL 35124	Total Purchase Price	\$ 685,000.00
		or	
		Actual Value	\$
		or	
		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.

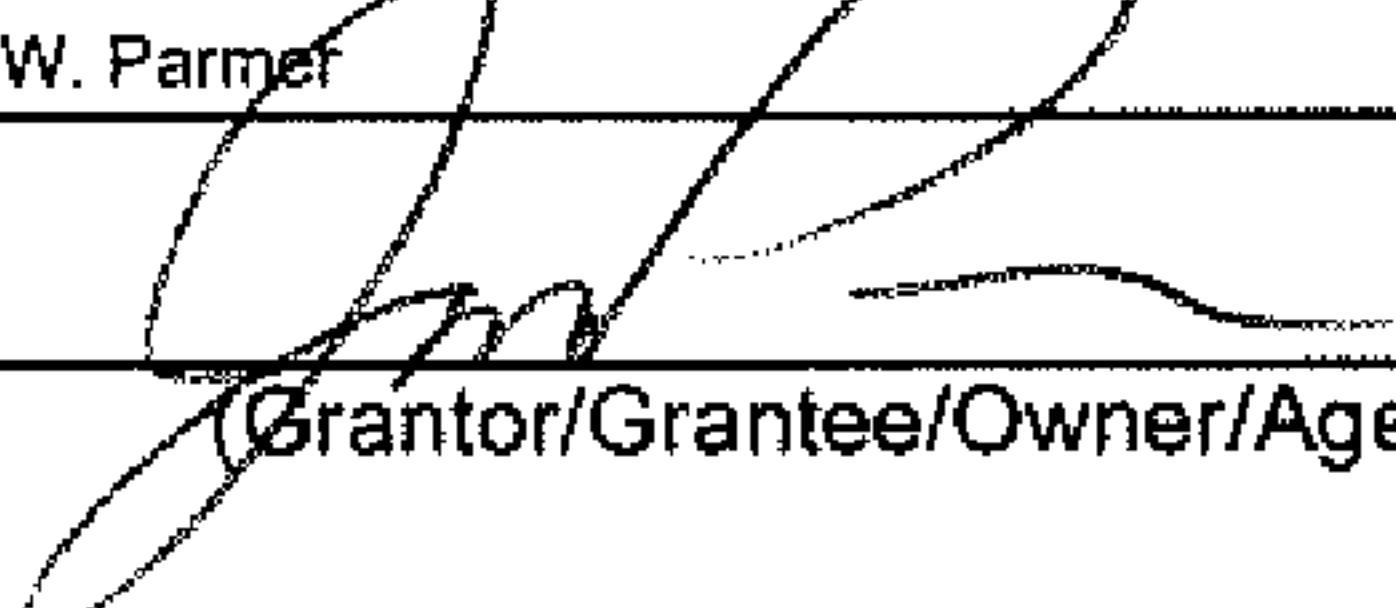
Date of Sale - the date on which interest to the property was conveyed.

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	7/19/16	Print	Jeff W. Farmer
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20160721000256400 07/21/2016 03:38:28 PM DEEDS 4/4



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2016 03:38:28 PM
\$161.00 CHERRY
20160721000256400

