

20161102000403390  
11/02/2016 01:13:16 PM  
DEEDS 1/5

**SEND TAX NOTICES TO:**

ROYAL INVESTMENTS GROUP, LLC

Attn: Noorudin Dharani

P.O. Box 360244

Birmingham, Alabama 35236

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

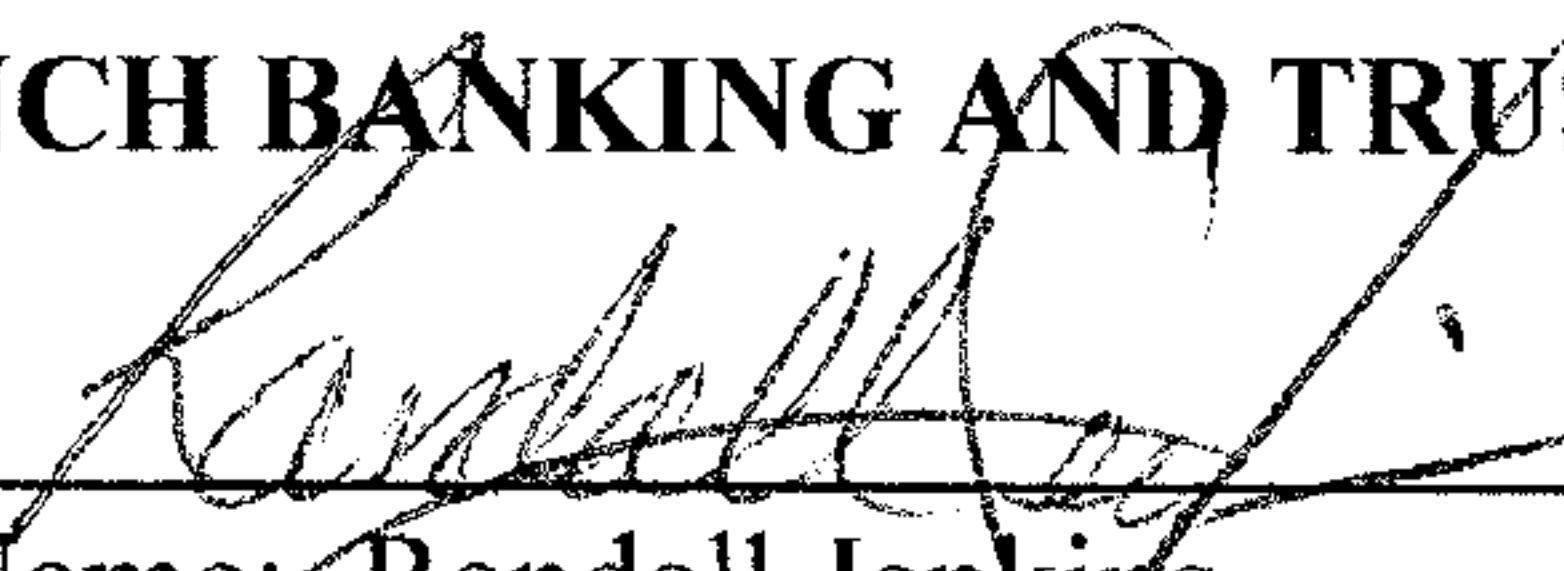
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto ROYAL INVESTMENTS GROUP, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

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

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 28 day of October, 2016.

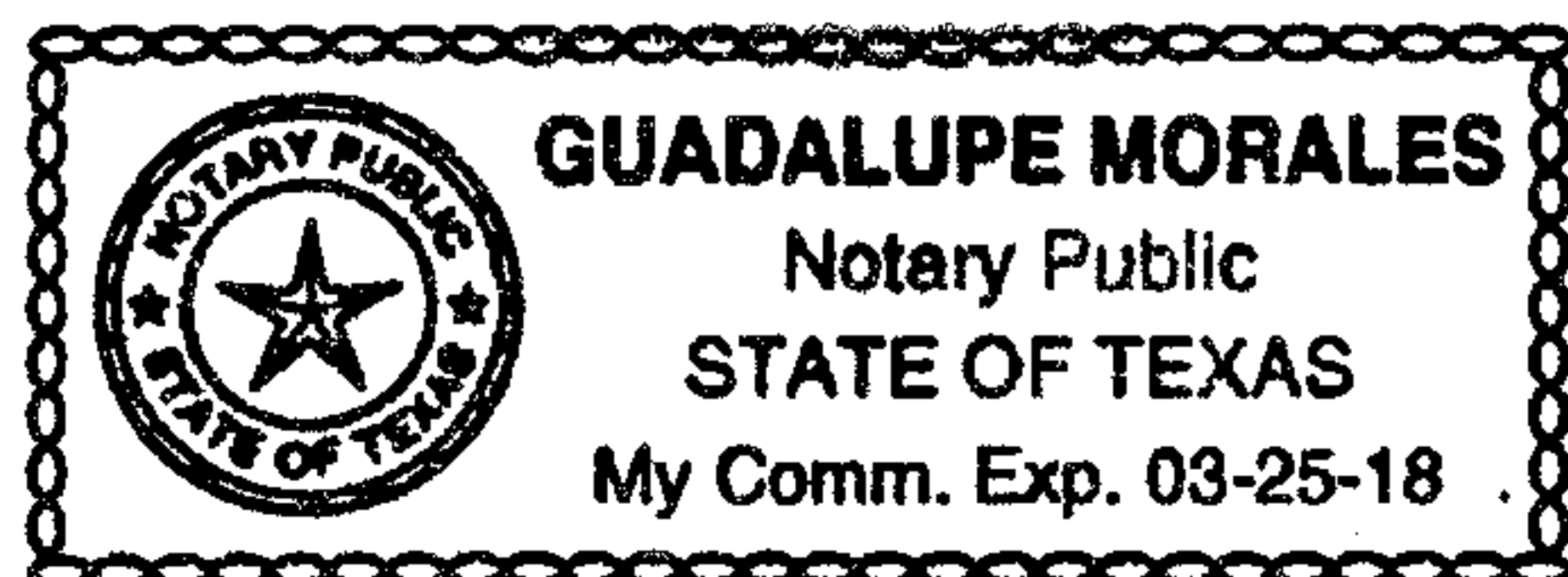
**BRANCH BANKING AND TRUST COMPANY**

By:   
Print Name: Randall Jenkins  
Title: Its Senior Vice President

STATE OF Texas  
Dallas COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Jenkins, whose name as Senior Vice President of BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation, 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 28 day of October, 2016.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 03-25-18

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William C. Brown  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

D-8544

**EXHIBIT "A"**

Parcel 1:

Lot 3 of Final Plat of Lot 3 Hayesbury Commercial Park as recorded in Map Book 33, Page 120, in the Office of the Judge of Probate, Shelby County, Alabama.

Parcel 2:

A portion of Lot 2 of Valleydale Estates as recorded in Map Book 4, Page 90, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described as follows:

Begin at a set 5/8 inch capped rebar stamped CA-560LS said point marking the Southeast corner of Lot 3 of Hayesbury Commercial Park as recorded in Map Book 33, Page 120 in the Office of the Judge of Probate, Shelby County, Alabama, said point also lying on the Westerly Right of Way of Alabama State Highway 261 (80' R.O.W.); thence leaving said Right of Way run North 55 degrees 11 minutes 33 seconds West along the Northerly line of said Lot 3 for a distance of 230.08 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 34 degrees 50 minutes 47 seconds East along the East line of Lots 10, 9, 8, and 7 of Hayesbury Commercial Park Phase 1 as recorded in Map Book 30, Page 71 in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 363.03 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving the East line of said Hayesbury Commercial Park Phase 1 run South 60 degrees 43 minutes 17 seconds East for a distance of 231.05 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on the Westerly Right of Way of Alabama State Highway 261 (80' R.O.W.); thence run South 34 degrees 49 minutes 44 seconds West along said Right of Way for a distance of 385.29 feet to the POINT OF BEGINNING.

**SUBJECT TO:** i) taxes and assessments for the year 2017, a lien but not yet payable; ii) easement to the City of Pelham as recorded in Real 143, page 358, and Real 143, page 382; iii) right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 197, page 359; Volume 101, Page 550; and Volume 217, page 88; iv) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 203, Page 438; v) restrictions appearing of record in Instrument No. 20021021000517410, but specifically omitting any covenants, conditions, or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such violates 42 USC 3604(c); vi) easement to BellSouth Telecommunications recorded in Instrument No. 20060607000269320; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.

**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>BRANCH BANKING AND TRUST COMPANY</u>	Grantee's Name:	<u>ROYAL INVESTMENTS GROUP, LLC, an Alabama limited liability company</u>
Mailing Address:	<u>444 Dexter Avenue</u> <u>Montgomery, Alabama 36104</u>	Mailing Address:	<u>P.O. Box 360244</u> <u>Birmingham, Alabama 35236</u>
Property Address:	<u>Hwy. 261</u> <u>Pelham, AL 35124</u>	Date of Sale:	<u>October , 2016</u>
		Total Purchase Price:	<u>\$345,000.00</u>
		Or	
		Actual Value:	<u></u>
		Or	
		Assessor's Market Value:	<u></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
Sales Contract	Other: <u></u>
<u>xx</u> 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.

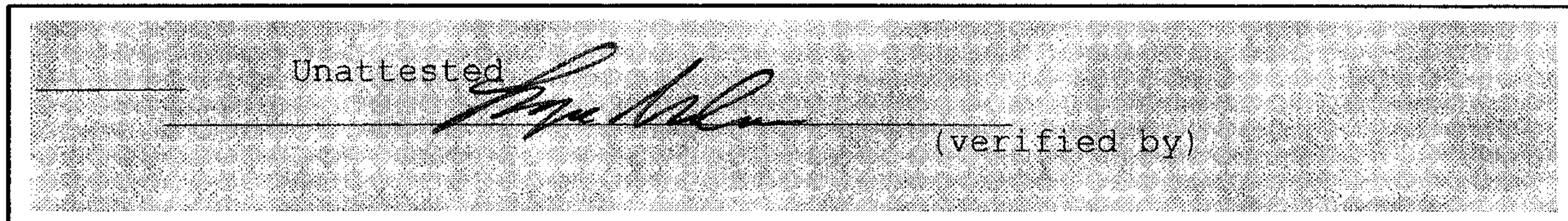
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]



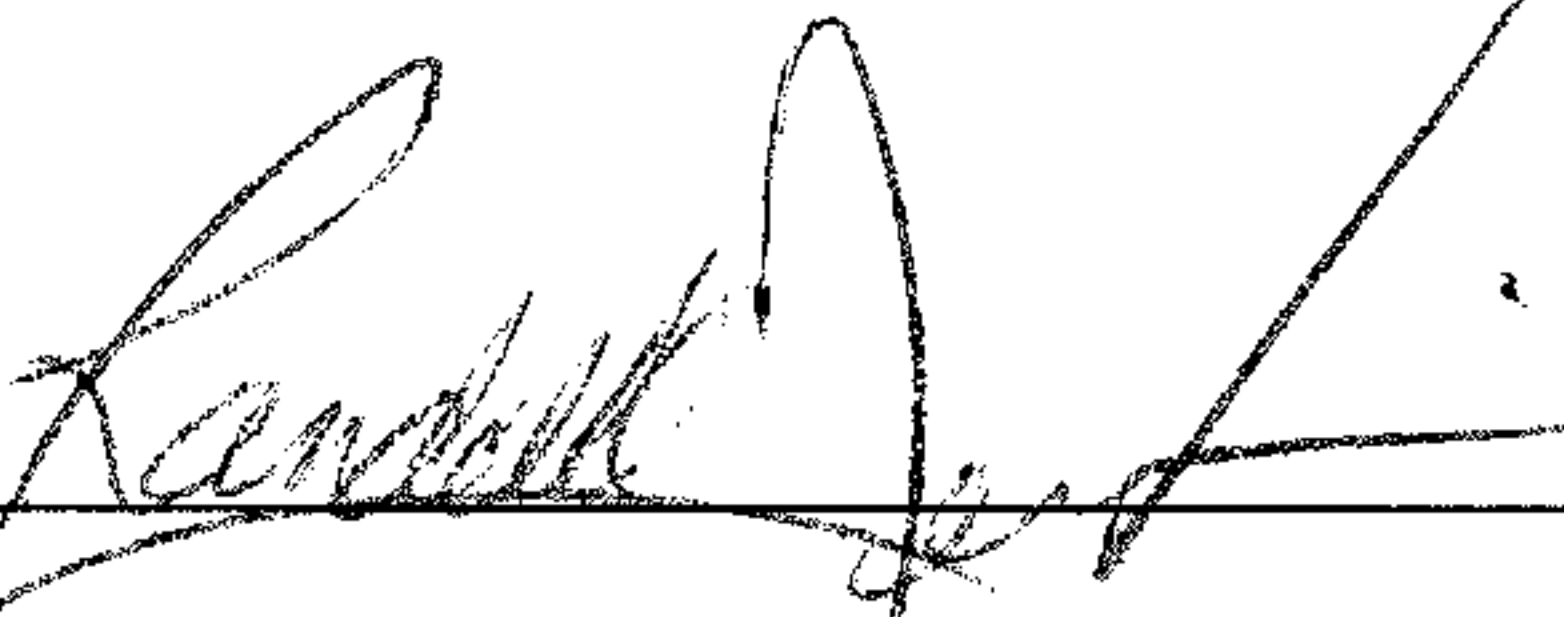
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate.  
I further understand that any false statements claimed on this form may result in the imposition of the penalty  
indicated in Code of Alabama § 40-22-1(h).

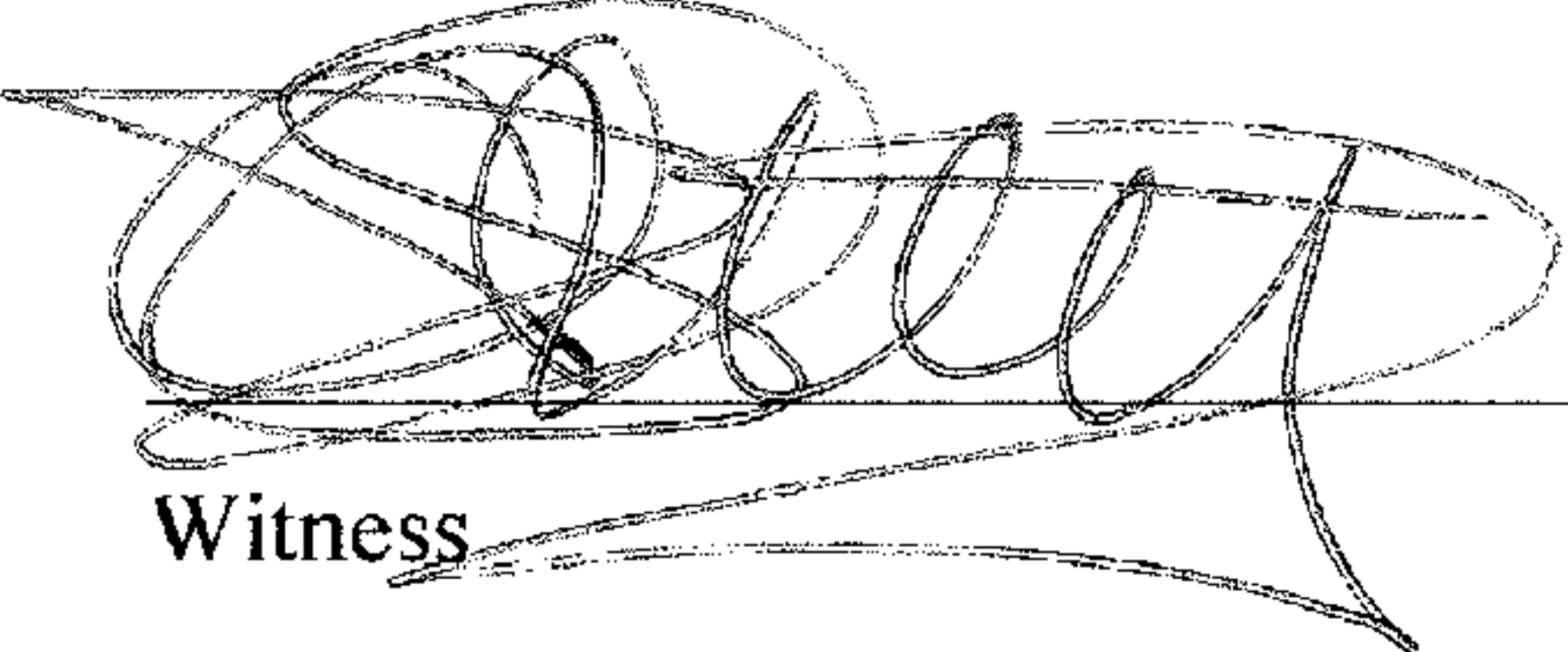
Date: October 28, 2016



**BRANCH BANKING AND TRUST COMPANY**

(Grantor)

By:   
Print Name: Randall Jenkins  
Title: Its Senior Vice President

  
Witness



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/02/2016 01:13:16 PM  
\$372.00 CHERRY  
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