

This Instrument Was Prepared By:

Send Tax Notice To:

Mark E. Hoffman, Esquire
2011 4th Avenue North
Birmingham, Alabama 35203

Prickett Partners, LLLP
P.O. Box 1599
Eustis, Florida 32727

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWO MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$2,350,000.00) and other good and valuable consideration to the undersigned CHELSEA CLINIC PARTNERS, LLC, (herein referred to as "Grantor") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto PRICKETT PARTNERS, LLLP (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

\$1,880,000.00 of the purchase price has been paid by a Purchase Money Mortgage executed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances whatsoever created by, from, through or under the Grantor, and that it will forever warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

16 IN WITNESS WHEREOF, the said GRANTOR has executed this instrument, this day of December, 2016.

CHELSEA CLINIC PARTNERS, LLC

By: 
Matthew T. Lemak, its Manager

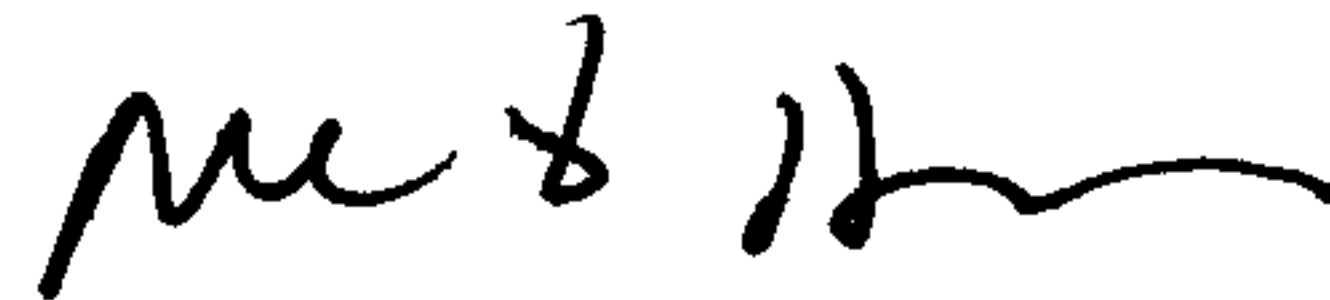
(Notary on following page)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Matthew T. Lemak, as Manager of Chelsea Clinic Partners, LLC, whose name 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 executed the same in his capacity as Manager, for and on behalf of Chelsea Clinic Partners, LLC, on the day the same bears date.

Given under my hand and official seal this 16th day of December, 2016.



Notary Public

My Commission Expires: 7/14/19


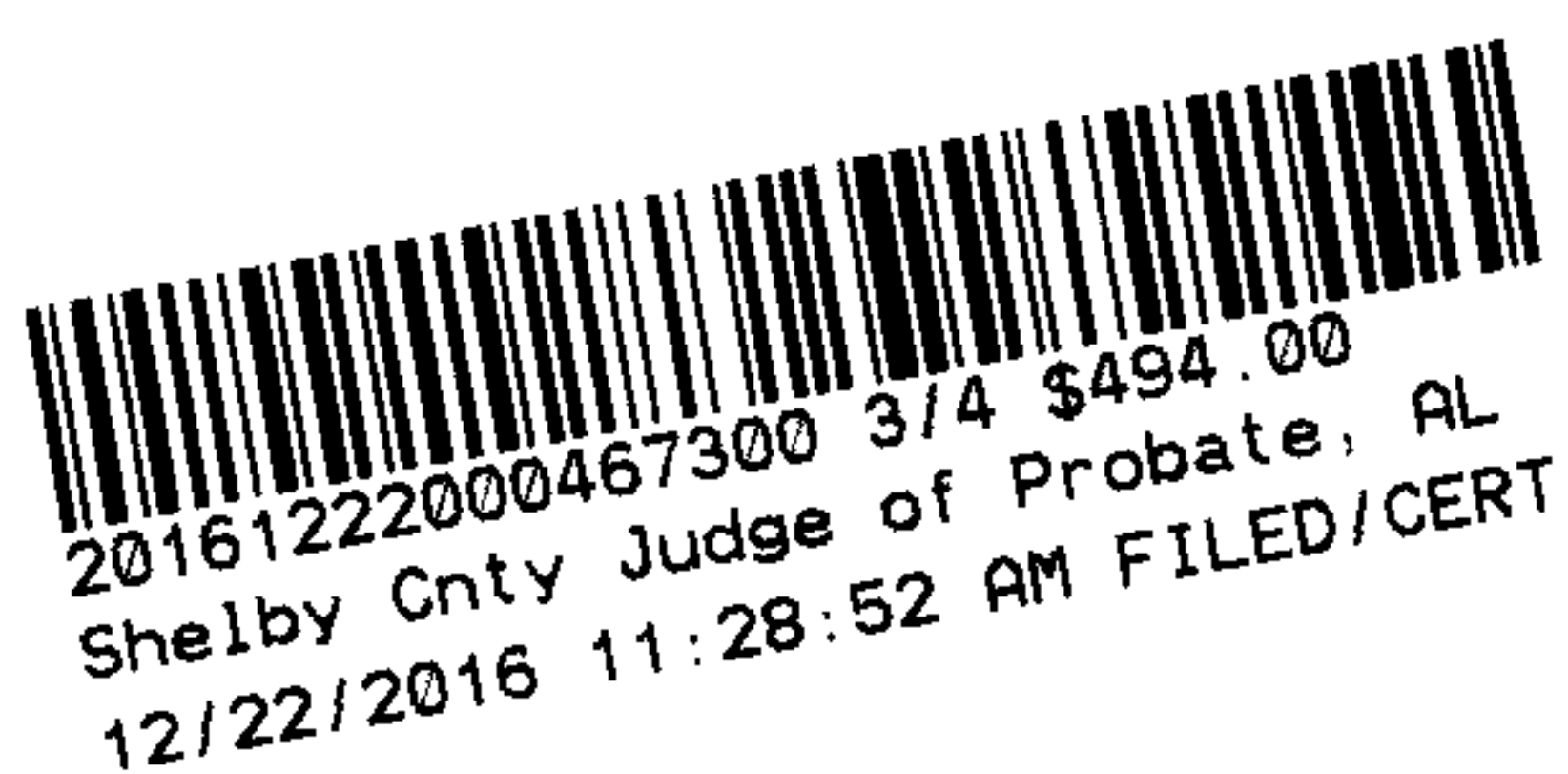

20161222000467300 2/4 \$494.00
Shelby Cnty Judge of Probate, AL
12/22/2016 11:28:52 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, according to the Amended Map of Chelsea Pointe, as recorded in Map Book 38, Page 146 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. The lien of Ad Valorem taxes for the year 2017, and subsequent years.
2. Such state of facts as shown on the Amended Map of Chelsea Pointe, as recorded in Map Book 38 at Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Declaration of Easements dated April 13, 2006 and recorded April 21, 2006 in Instrument No. 20060421000186980, in the Probate Office of Shelby County, Alabama.
4. Outparcel Declaration of Restrictive Covenants dated August 1, 2007 and recorded August 7, 2007 in Instrument No. 20070807000366520, in the Probate Office of Shelby County, Alabama.
5. Declaration of Restrictive Covenants and Operating Agreement dated August 2, 2007 and recorded August 7, 2007 in Instrument No. 20070807000366510, in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within the underlying premises, together with all mining rights and other rights, privileges, and immunities thereto, including rights set out in Deed Book 330, Page 621 and Deed Book 336, Page 4, 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 Chelsea Clinic Partners, LLC
Mailing Address 104 Chelsea Pointe Drive
Chelsea, Alabama 35043

Grantee's Name Prickett Partners, LLLP
Mailing Address P.O. Box 1599
Eustis, Florida 32727

Property Address 104 Chelsea Pointe Drive
Chelsea, Alabama 35043

Date of Sale December 19, 2016
Total Purchase Price \$ 2,350,000.00

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)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 12-19-2016

Print Jeffrey N. Seibert

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

Verified by _____

Print Form

Form RT-1



20161222000467300 4/4 \$494.00
Shelby Cnty Judge of Probate, AL
12/22/2016 11:28:52 AM FILED/CERT

200/200

12/22/2016 THU 11:23 FAX