


**STATE OF ALABAMA
SHELBY COUNTY**


20170110000008940 1/3 \$636.00
Shelby Cnty Judge of Probate, AL
01/10/2017 03:31:38 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **ALABASTER RETAIL PROPERTY, L.L.C.**, an Alabama limited liability company ("Grantor"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **MALVI ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

Lot 4, according to the map of White Stone Center Subdivision recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 33, Page 138-A and 138-B (the "Plat").

Together with and subject to any rights and easements as created by and through that certain Declaration of Restrictions, Covenants and Conditions and Grant of Easements (White Stone Shopping Center) appearing of record under Instrument No. 20031124000768400 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) all matters shown on the Plat which affect the Property, and (4) any and all rights, title and interests arising out of any prior grants or reservations of oil, gas, coal and other minerals affecting the Property, which are of record in the aforesaid office, and (5) the following matters reflected in that survey of the Property dated December 13, 2016, prepared by Carl Daniel Moore (Reg. L. S. #12159):

- (a) 50 foot building set back lines;
- (b) 20 foot drainage easement, yard inlet, and 12 inch RCP along the North side;
- (c) 20 foot utility easement and power box along the East side;
- (d) the Joint Access Easement area at and near the Northeast corner;
- (e) PVC pipe identified in the Northeast corner; and,
- (f) Fire hydrant in the Southeast corner.

THIS INSTRUMENT PREPARED BY:
Shapard D. Ashley
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000

Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$615.00

The preparer of this instrument has performed no title work with respect to the Property in connection with the preparation of this instrument.

(12/9/16)

For purposes of ad valorem tax appraisal only, the mailing address of the Property is northeast corner of the intersection of Alabama Highway #119 and Shelby County Road #26 East, Alabaster, Alabama. The mailing address of Grantee is c/o Professional Resource Development, Inc., 1200 Network Centre Drive, Effingham, Illinois 62401.

TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements owned by Grantor, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, Alabaster Retail Property, L.L.C., an Alabama limited liability company, has caused this instrument to be executed in its name and behalf and sealed this 4th day of January, 2017.


ALABASTER RETAIL PROPERTY, L.L.C.,
an Alabama limited liability company

(SEAL)

By: SC Management, Inc.
Its Manager

By:

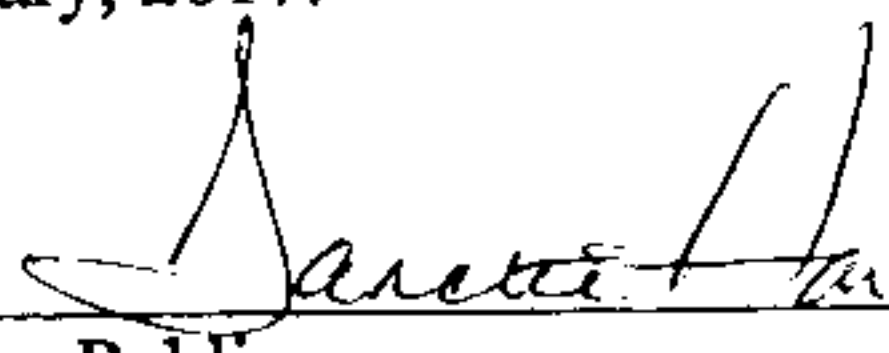
Name: Jennifer P. Aubrey
Title: Vice President


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STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Jennifer P. Aubrey, whose name as Vice President of SC Management, Inc., an Alabama corporation, Manager of Alabaster Retail Property, L.L.C., an Alabama limited liability company, 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/she, as such officer of such corporation, and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Manager of said limited liability company as of the date hereof.

Given under my hand this 4th day of January, 2017.



Notary Public (SEAL)
My commission expires: 1/26/2019

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>Alabaster Retail Property, L.L.C.</u>	Grantee's Name	<u>Malvi Acquisitions, LLC</u>
Mailing Address	<u>P.O. Box 235000</u>	Mailing Address	<u>c/o Professional Resource Development, Inc.</u>
	<u>Montgomery, AL 36123-5000</u>		<u>1200 Network Centre Drive</u>
			<u>Effingham, IL 62401</u>
Property Address:	<u>Northeast corner of the</u>	Date of Sale	<u>January</u> , 2017
	<u>Intersection of Alabama</u>		
	<u>Hwy #119 and Shelby</u>	Total Purchase Price	<u>\$ 615,000.00</u>
	<u>County Road #26 East</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
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____


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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.

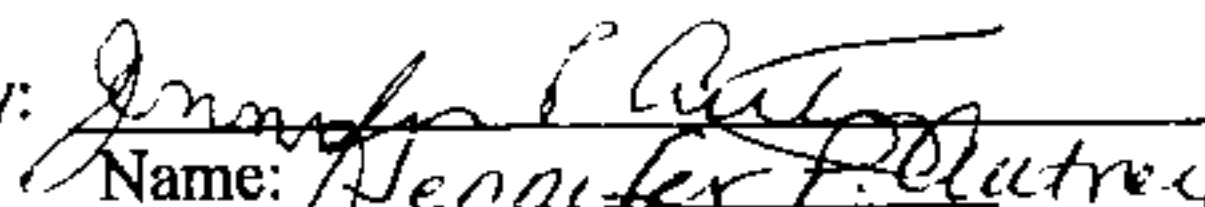
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

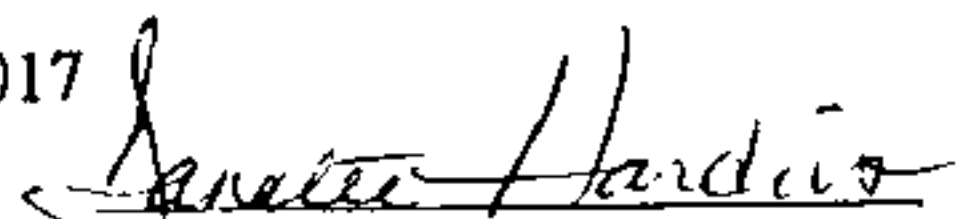
ALABASTER RETAIL PROPERTY, L.L.C.,

By: SC Management, Inc.,
its Manager

By: 
Name: Jennifer F. Clutney
Title: Vice President

DATE: January 4, 2017

Unattested


(verified by)

(Grantor/Grantee/Owner/Agent) circle one