

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Pelham Professional Park, LLC
1690 Lake Cyrus Club Drive
Hoover, AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Four Hundred Five Thousand and no/100 Dollars (\$405,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **GEORGE L. CARTER, an unmarried man** (herein referred to as Grantor) grant, bargain, sell and convey unto **PELHAM PROFESSIONAL PARK, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

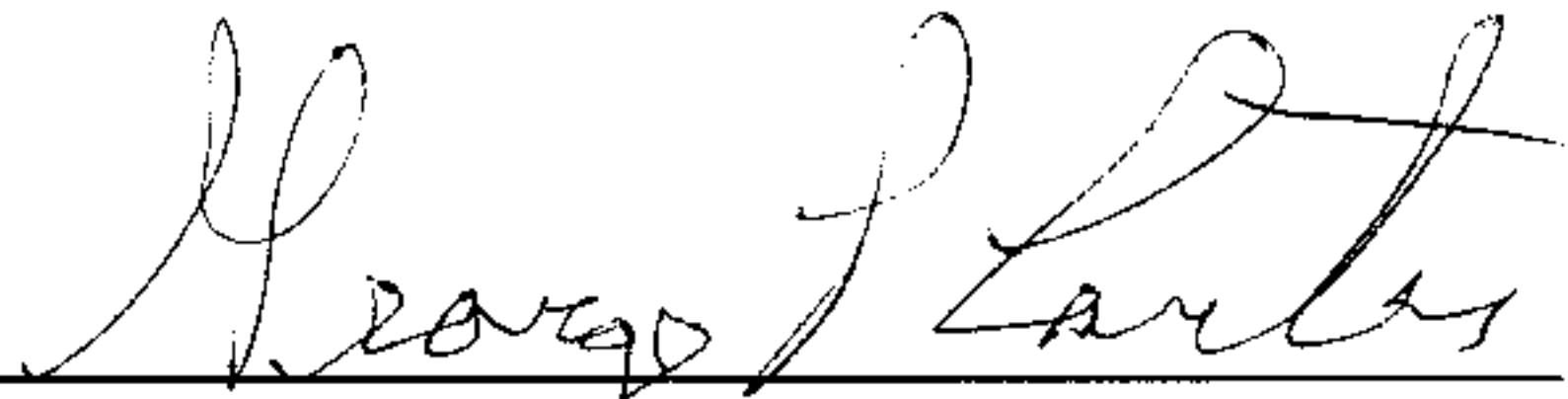
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

A purchase money and construction mortgage loan closed simultaneously herewith in the amount of **\$629,850.00**.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15th day of December, 2016.


GEORGE L. CARTER

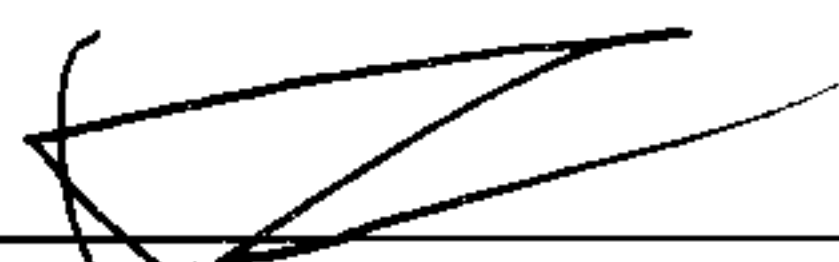
STATE OF ALABAMA

COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **GEORGE L. CARTER**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public
My Commission Expires: 02/22/2017



20170112000016730 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/12/2017 01:52:44 PM FILED/CERT

EXHIBIT "A"

A part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2" open top pipe in place being the Northeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, said point being tire Point of Beginning. From this beginning point proceed South 00 degrees 02 minutes 25 seconds West along the East boundary of said quarter- quarter section for a distance of 1004.42 feet to a capped rebar in place; thence proceed North 65 degees 29 minutes 57 seconds West for a distance of 717.89 feet to a capped rebar in place thence proceed North 65 degrees 33 minutes 20 seconds West for a distance 253.16 feet to a capped rebar in place; thence proceed North 65 degrees 30 minutes 51 seconds West for a distance of 250.30 feet to 1/2" rebar to a point on the Easterly right-of-way of U. S. Highway 31; thence proceed North 26 degrees 58 minutes 38 seconds East along Easterly right-of-way of said highway for a distance of 594.18 feet to a 1/2" rebar in place; thence proceed South 87 degrees 36 minutes 13 seconds East along the North boundary of said quarter-quarter section for a distance of 303.25 feet to a 1" crimp top pipe in place; thence proceed South 88 degrees 08 minutes 01 seconds East along the North boundary of said quarter-quarter section for a distance of 387.85 feet to a 1/2" open top pipe in place; thence proceed South 87 degrees 44 minutes 07 seconds East along the North boundary of said quarter-quarter section for a distance of 152.15 feet to the Point of Beginning.

PARCEL NUMBER: 14-3-06-3-001-003.000


20170112000016730 2/3 \$22.00
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Real Estate Sales Validation Form

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

Grantor's Name George L. Carter
Mailing Address 164 Windsor Lane
Pelham, AL 35124

Grantee's Name Pelham Professional
Mailing Address Park, LLC
1690 Lake Cyrus Club Dr
Hoover, AL 35244

Property Address 2499 Pelham Parkway
Pelham, AL 35124

Date of Sale 12/15/2016
Total Purchase Price \$ 405,000.00

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	☐	Appraisal
☒	Sales Contract	☐	Other _____
☒	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.

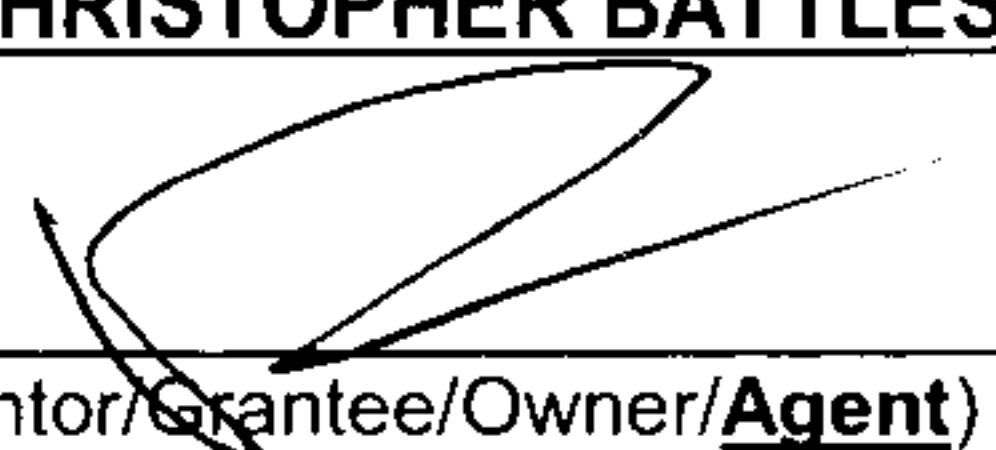
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 _____

Print B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/**Agent**) circle one

Form RT-1


20170112000016730 3/3 \$22.00
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