

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: E21 LLC
100 Concourse Parkway
East Building , Suite 135
Hoover, AL 35244

LIMITED LIABILITY CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Four Hundred Forty Thousand Dollars and No Cents (\$440,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Southlake Park Building, LLC, whose mailing address is 3270 Tyrol Lane, Birmingham, AL 35216** (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 **E21 LLC, whose mailing address is 100 Concourse Parkway, East Building , Suite 135, Hoover, AL 35244** (herein referred to as Grantee), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4000 Southlake Park, Unit 200 & 250, Birmingham, AL 35244**; to wit;

UNIT 200 AND 250, BUILDING 4000, IN SOUTHLAKE PARK, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF SOUTHLAKE PARK, A CONDOMINIUM, WHICH IS RECORDED IN INST. NO. 20080731000309270 AND AMENDED BY FIRST AMENDMENT AS RECORDED IN INST. NO. 20081211000463630 AND BY SECOND AMENDMENT RECORDED IN INST. NO. 20090928000368020 AND THIRD AMENDMENT RECORDED IN INST. NO. 20091030000406130 AND FOURTH AMENDMENT AS RECORDED IN INST. NO. 20101119000389370, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, (TO WHICH SAID DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AND FILED FOR RECORD IN MAP BOOK 40, PAGE 43; MAP BOOK 40, PAGE 118; MAP BOOK 41, PAGE 73; AND MAP BOOK 41, PAGE 79 AND MAP BOOK 42, PAGE 31, IN SAID PROBATE OFFICE; THE BY-LAWS OF SOUTHLAKE PARK AS REFERRED TO IN SAID DECLARATION OF CONDOMINIUM IN EXHIBIT B, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID DECLARATION OF CONDOMINIUM OF SOUTHLAKE PARK, A CONDOMINIUM.

\$374,000.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Map Book 40, Page 43, Map Book 40, Page 118, Map Book 41, Page 73, Map Book 41, Page 79 and Map Book 42, Page 31.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 40, Page 43, Map Book 40, Page 118, Map Book 41, Page 73, Map Book 41, Page 79 and Map Book 42, Page 31.

Easements and restrictions as shown on Map Book 40, Page 43, Map Book 40, Page 118, Map Book 41, Page 73, Map Book 41, Page 79 and Map Book 42, Page 31.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Alabama Condominium Ownership Act, Section 35-8A-302 et. Seq., Code of Alabama, 1975, as set forth in the Declaration of Condominium of Southlake Park, a condominium, dated July 25, 2008, and recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama; in the Articles of Incorporation of Southlake Park Owners Association, Inc., as recorded in LR 200809, Page 29901, in said Probate Office; in the By-Laws of Southlake Park recorded on Exhibit B, in said Probate Office; and in any instrument creating the Estate of interest insured by this policy; and in any allied instrument referred to in any of the instruments aforesaid.

Declaration of Condominium including restrictions and conditions as set out in instrument(s) recorded in Instrument No. 2000-7407 and Instrument No. 2008-30927 and Instrument No. 2008-46363.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 129, Page 572 and Deed 216, Page 103.

Right-of-way granted to Alabama Power Company as recorded in Deed 219, Page 734; Instrument No. 2007-49686 and Instrument No. 2006-60183 and Inst. No. 20090424000150660.

Right-of-way granted to SHELBY County recorded in Deed 177, Page 38.

Covenants set forth in Instrument No. 2006-49730.

Easement recorded in Instrument No. 20090424000150660.

Mineral and mining rights not owned by the Grantor herein described.

Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.

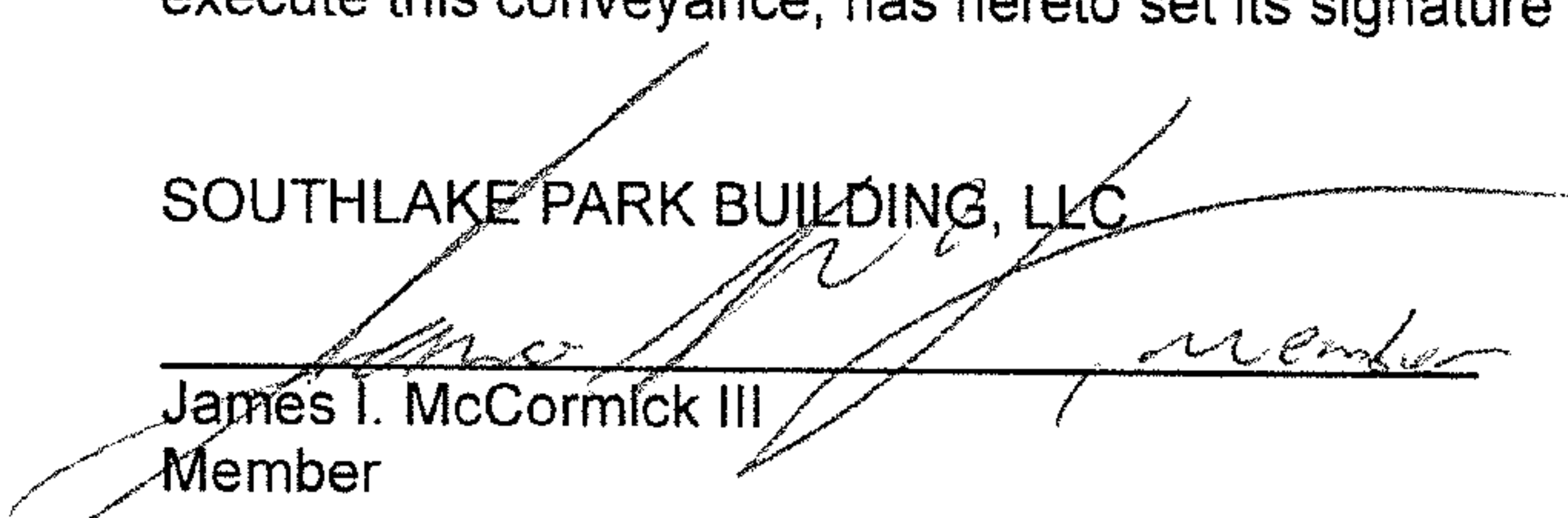
Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by its Member, James I. McCormick III, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of January, 2017.

SOUTHLAKE PARK BUILDING, LLC


James I. McCormick III
Member

State of Alabama

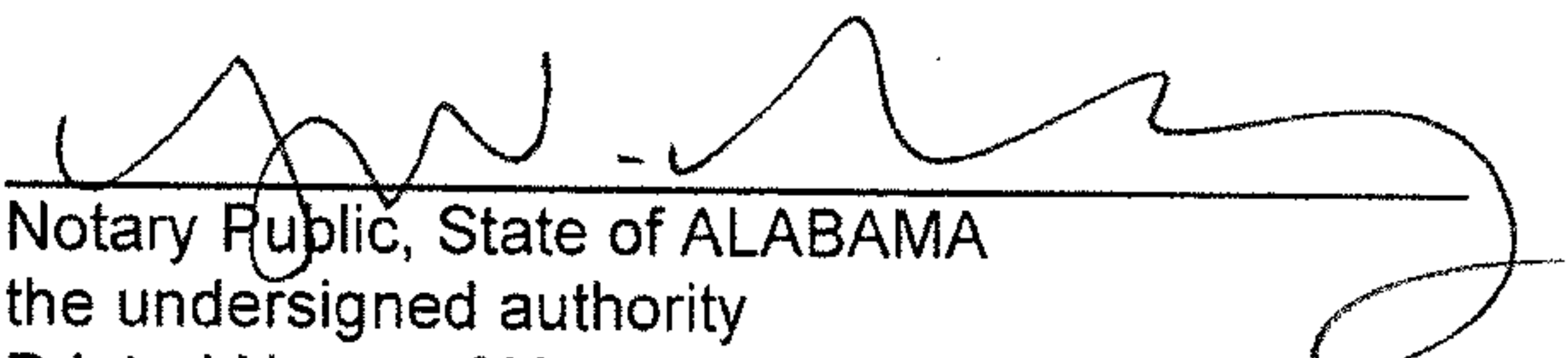
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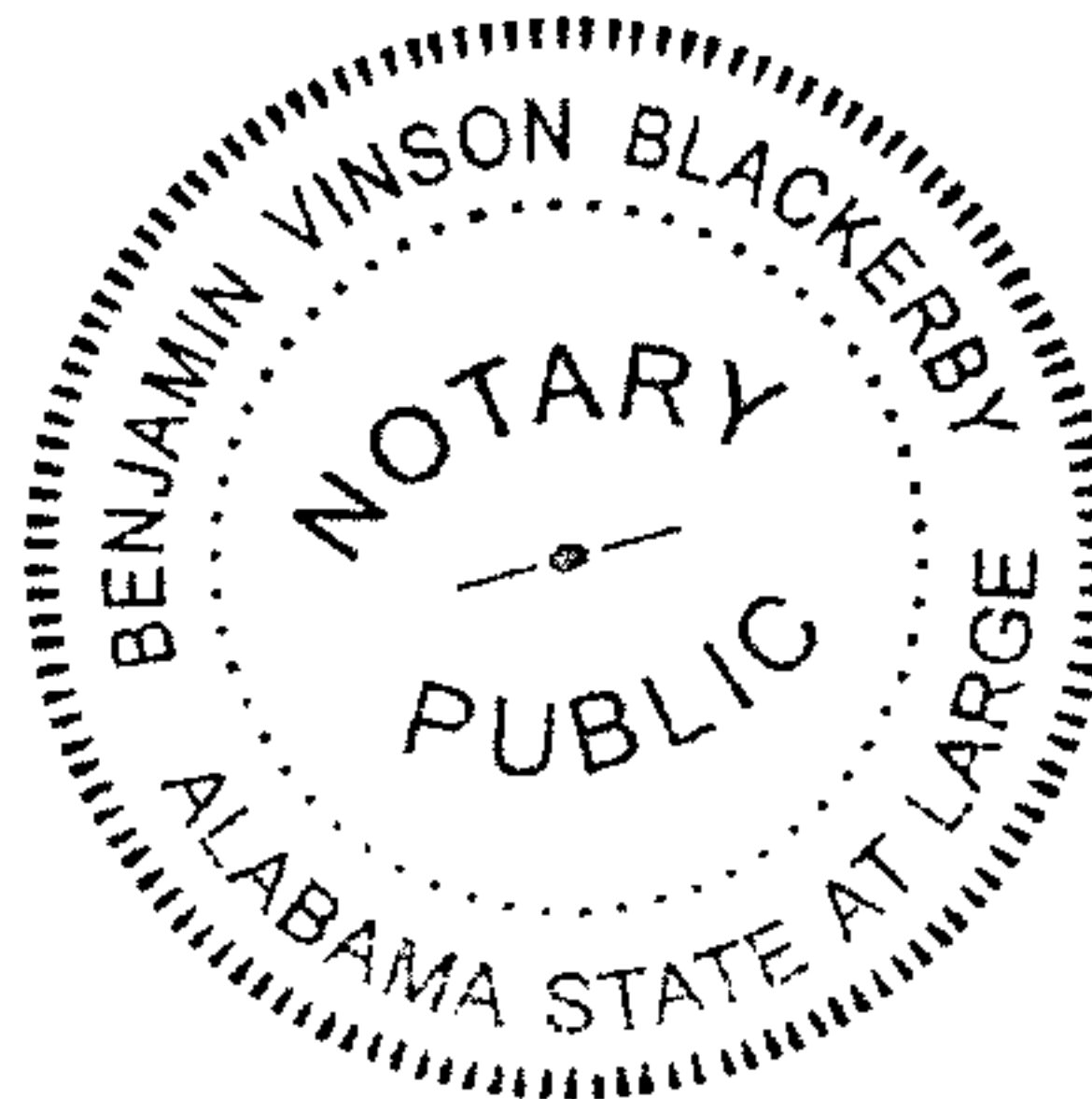
General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that James I McCormick III, whose name as Member of Southlake Park Building, LLC 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 voluntarily for and as the act of said limited liability corporation on the day the same bears date.

Given under my hand and official seal, this the 18th day of January, 2017.


Notary Public, State of ALABAMA
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name	Southlake Park Building, LLC	Grantee's Name	E21 LLC
Mailing Address	3270 Tyrol Lane	Mailing Address	100 Concourse Parkway, East Building , Suite 135
	Birmingham, AL 35216		Hoover, AL 35244
Property Address	4000 Southlake Park, Unit 200 & 250	Date of Sale	January 18, 2017
	Birmingham, AL 35244	Total Purchase Price	\$440,000.00
		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.

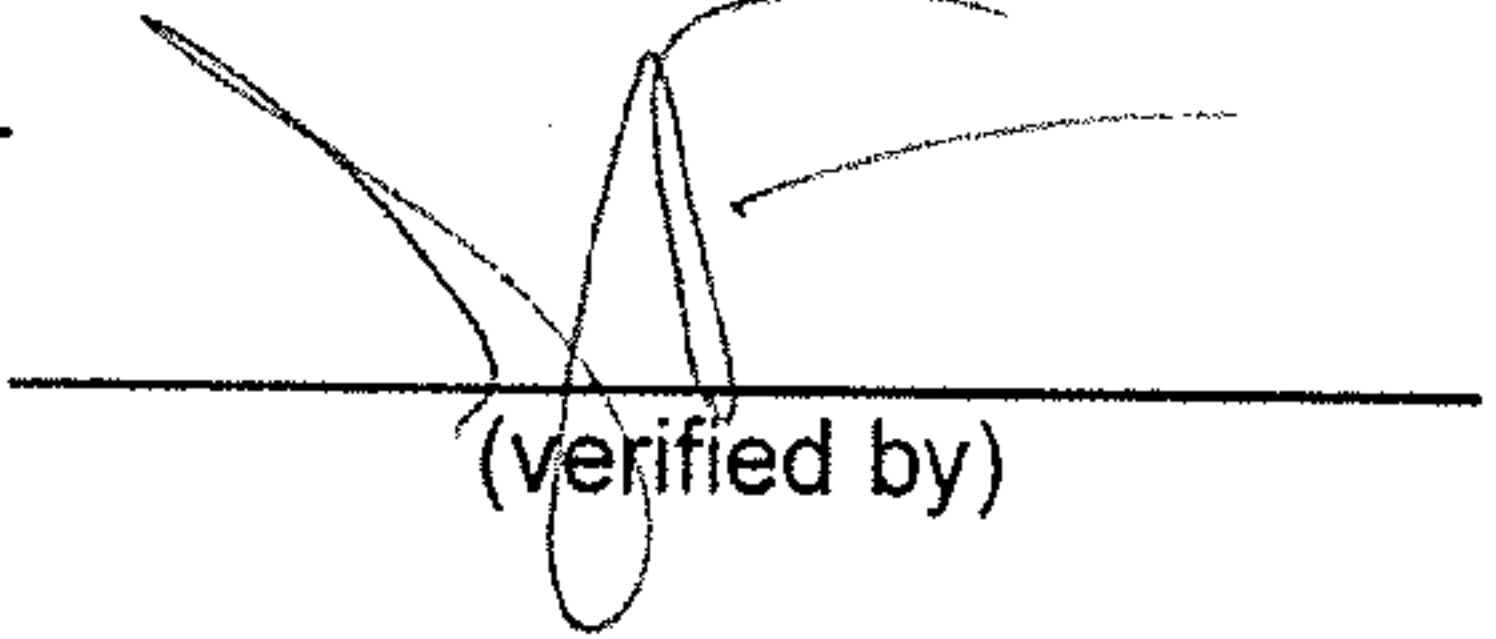
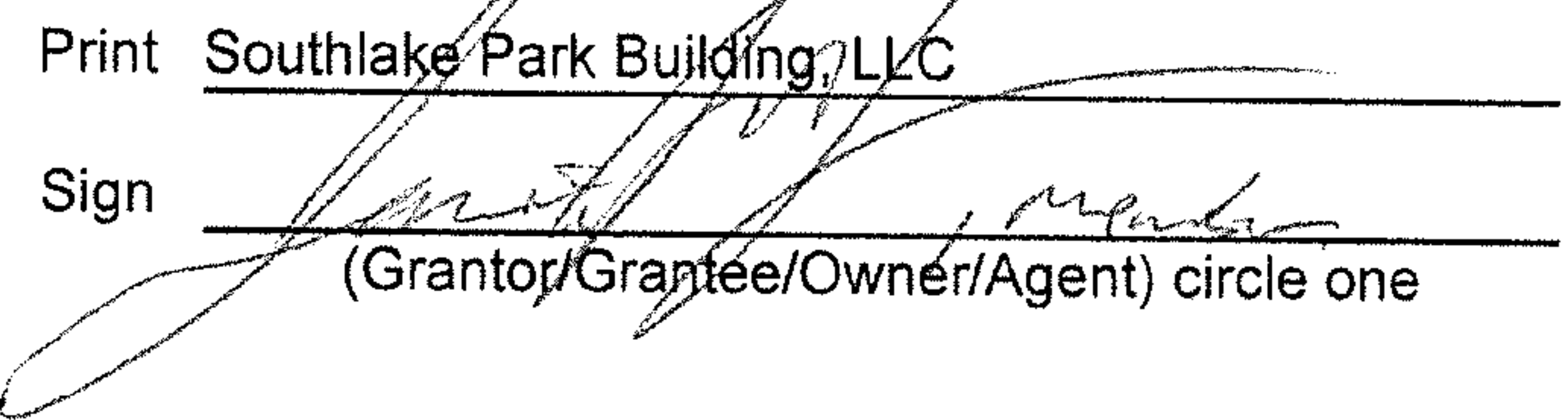
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	January 18, 2017	Print	Southlake Park Building, LLC
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2017 01:16:20 PM
\$87.00 CHERRY
20170119000023800

