

SEND TAX NOTICES TO:
HANDSPRING PROPERTIES, LLC
Attn: Brianna Lauren Mitchell
308 Oak Mountain Crest Way
Pelham, Alabama 35124


20170203000041540 1/5 \$187.00
Shelby Cnty Judge of Probate, AL
02/03/2017 07:54:04 AM FILED/CERT

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 Thousand and 00/100 Dollars (\$340,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, OAK MOUNTAIN BUSINESS PARK, LLC, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto HANDSPRING PROPERTIES, 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.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE.]

Shelby County, AL 02/03/2017
State of Alabama
Deed Tax: \$160.00

[SIGNATURE PAGE – STATUTORY WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 31st day of January, 2017.

**OAK MOUNTAIN BUSINESS PARK, LLC, an
Alabama limited liability company**



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By: [Signature]
Print Name: Del Clayton
Title: Manager

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Del Clayton, whose name as Manager of OAK MOUNTAIN BUSINESS PARK, LLC, 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, as such Manager, and with full authority, executed the same voluntarily, as an act of said limited liability company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 30th day of January, 2017.

[Signature]
NOTARY PUBLIC
My Commission Expires: 10-11-20

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

EXHIBIT "A"

Lot 6A, according to the Final Plat of Clayton's 2016 Addition to Oak Mountain Business Park, as recorded in Map Book 46, page 57, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2017 and subsequent years, constituting a lien but which is not yet payable; ii) transmission line permit to Alabama Power Company, recorded in Deed Volume 242, Page 911 and Deed Volume 230, page 117, Probate Office, Shelby County, Alabama; iii) Mineral and mining rights and rights incident thereto recorded in Deed Volume 33, page 300 and Deed Volume 244, page 587, Probate Office, Shelby County, Alabama; iv) non-exclusive easement for access recorded in Shelby Real 199, page 566, Probate Office, Shelby County, Alabama; v) declaration of protective covenants of Oak Mountain Business Park as recorded in Instrument 1998-51856, Assignment of Rights recorded in Instrument 1999-16176, amended by Instrument 2000-17408, amended by Instrument 20020816000389140, Probate Office, Shelby County, Alabama; vi) building line(s) and easement(s) shown on recorded map; vii) declaration of protective covenants as recorded in Instrument 20020816000389150; (vii) any coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.



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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:	<u>OAK MOUNTAIN</u> <u>BUSINESS PARK, LLC, an</u> <u>Alabama limited liability</u> <u>company</u>	Grantee's Name:	<u>HANDSPRING</u> <u>PROPERTIES, LLC, an</u> <u>Alabama limited liability</u> <u>company</u>
Mailing Address:	_____ _____ _____	Mailing Address:	<u>308 Oak Mountain Crest Way</u> <u>Pelham, Alabama 35124</u> _____
Property Address:	<u>Lot 6A, Final Plat, Clayton's</u> <u>2016 Addition to Oak</u> <u>Mountain Business Park</u> <u>Pelham, Alabama 35124</u>	Date of Sale:	<u>January 31, 2016</u>
		Total Purchase Price:	<u>\$340,000.00</u>
		Or	
		Actual Value:	_____
		Or	
		Assessor's Market	_____
		Value:	



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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>XXX</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).]

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