


98713
This Instrument Was Prepared By:

Send Tax Notice To:

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

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

GENERAL WARRANTY DEED


20170327000100400 1/3 \$332.00
Shelby Cnty Judge of Probate, AL
03/27/2017 08:19:50 AM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE MILLION FIVE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$1,555,000.00) and other good and valuable consideration to the undersigned CALERA 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, L.L.P. (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.

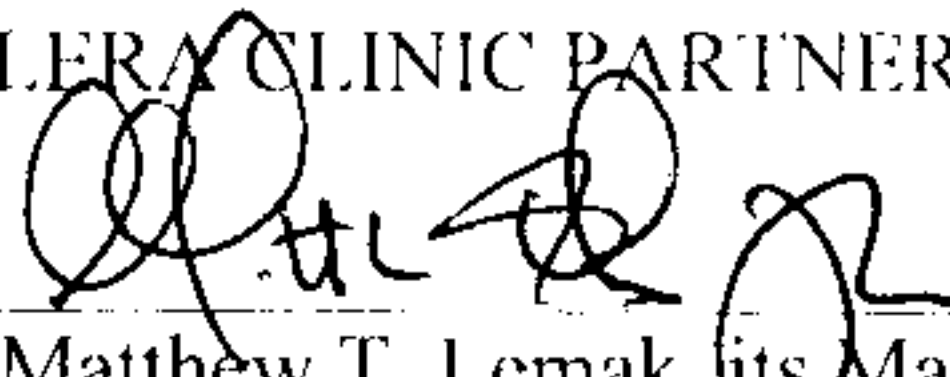
\$1,244,000.00 of the purchase price has been paid by a Purchase Money Mortgage executed simultaneously herewith.

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, unless otherwise noted above; 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 heirs, executors and assigns forever, against the lawful claims of all persons.

24th IN WITNESS WHEREOF, the said GRANTOR has executed this instrument, this day of March, 2017.

CALERA CLINIC PARTNERS, LLC

By: 
Matthew T. Lemak, its Manager

(Notary on following page)

Shelby County, AL 03/27/2017
State of Alabama
Deed Tax: \$311.00

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 Calera 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 Calera Clinic Partners, LLC, on the day the same bears date.

Given under my hand and official seal this 24th day of March, 2017.



Notary Public

My Commission Expires: 7/14/19




20170327000100400 2/3 \$332.00
Shelby Cnty Judge of Probate, AL
03/27/2017 08:19:50 AM FILED/CERT

EXHIBIT A

Lot 9-A, according to A Resurvey of Lots 9-A and 14, Limestone Marketplace Subdivision, as recorded in Map Book 44, Page 26, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Right of way granted to the State of Alabama recorded in Book 198, Page 63.
2. Right of way granted to Shelby County, recorded in Deed Book 49, Page 274.
3. Right of way granted to Alabama Power Company recorded in Deed Book 188, Page 66, Instrument No. 20090212000048780 and Instrument No. 20110721000211570, all in the Public Records of Shelby County, Alabama.
4. Covenants, restrictions, easements, reservations, Brownsfield Covenants and architectural guide lines contained in Limestone Marketplace Declaration of Protective Covenants as recorded in Instrument No. 20080115000020240, Public Records of Shelby County, Alabama.
5. Right of way granted to American Telephone and Telegraph Company recorded in Deed Book 198, Page 333, Public Records of Shelby County, Alabama.
6. Easements and building line as shown on recorded map.
7. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20141119000364690.


20170327000100400 3/3 \$332.00
Shelby Cnty Judge of Probate, AL
03/27/2017 08:19:50 AM FILED/CERT