

This instrument prepared by:
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339


20170413000126360 1/5 \$42.00
Shelby Cnty Judge of Probate, AL
04/13/2017 02:50:44 PM FILED/CERT

After recording return to:
Gregory D. Harrelson
The Closing Agency, LLC
15 Southlake Lane, Suite 130
Hoover, Alabama 35244

LIMITED WARRANTY DEED

THIS INDENTURE, made effective as of the 3rd day of April, 2017, between RREF RB SBL II-AL TI, LLC, an Alabama limited liability company ("**Grantor**"), whose address is c/o Rialto Capital, 6 Concourse Parkway, Suite 1600, Atlanta, Georgia 30328, in favor of BM PROPERTIES LLC, an Alabama limited liability company ("**Grantee**"), whose address is 1048 Grande View Pass, Maylene, Alabama 35114.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of **Shelby**, State of Alabama, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

Subject however, to:

- (a) Real property taxes and assessments for the year 2017 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Rights of tenants in possession, if any;

Shelby County, AL 04/13/2017
State of Alabama
Deed Tax: \$15.00

- (e) Any plat affecting the Property; and
- (f) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and, subject to the matters set forth above, will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

[signatures on following page]

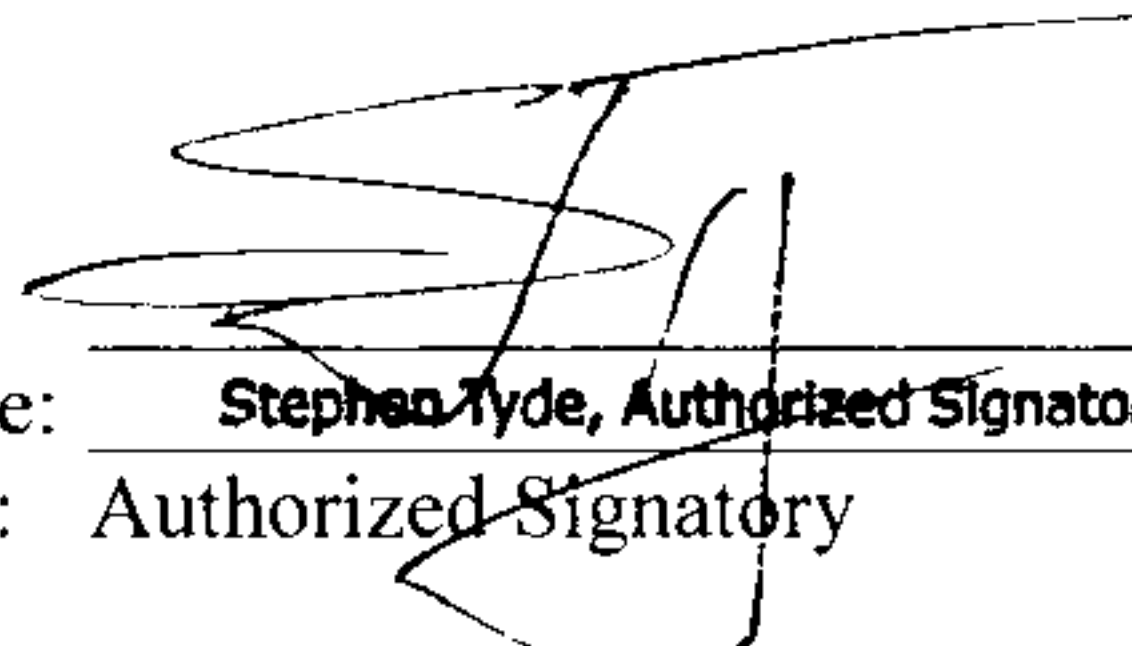

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal the day and year first above written.

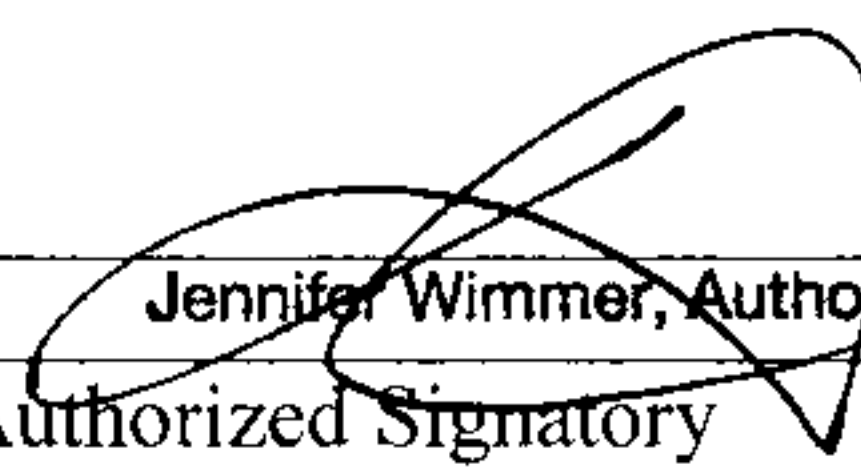
RREF RB SBL II-AL TI, LLC, an Alabama limited liability company

By: RREF RB SBL II ACQUISITIONS, LLC, a Delaware limited liability company, Its Sole Member

By: RIALTO CAPITAL ADVISORS, LLC, a Delaware limited liability company, as its attorney in fact

By:  (Seal)
Name: Stephen Tyde, Authorized Signatory
Title: Authorized Signatory

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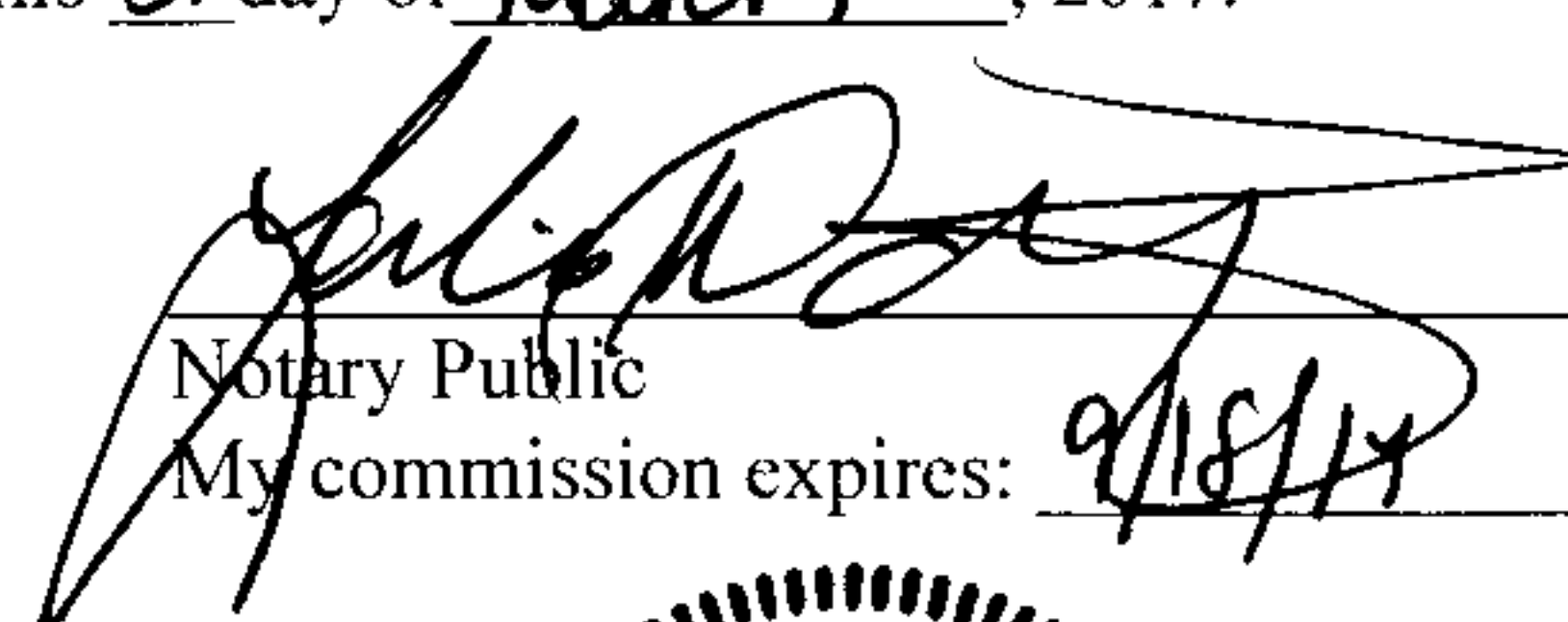
By:  (Seal)
Name: Jennifer Wimmer, Authorized Signatory
Title: Authorized Signatory

STATE OF GEORGIA
COUNTY OF FULTON

I, Leslie Washington, Notary Public for the State of Georgia do hereby certify that Stephen J. Tyde and Jennifer Wimmer whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March, 2017.

(Notary Seal)


Notary Public
My commission expires: 9/18/17

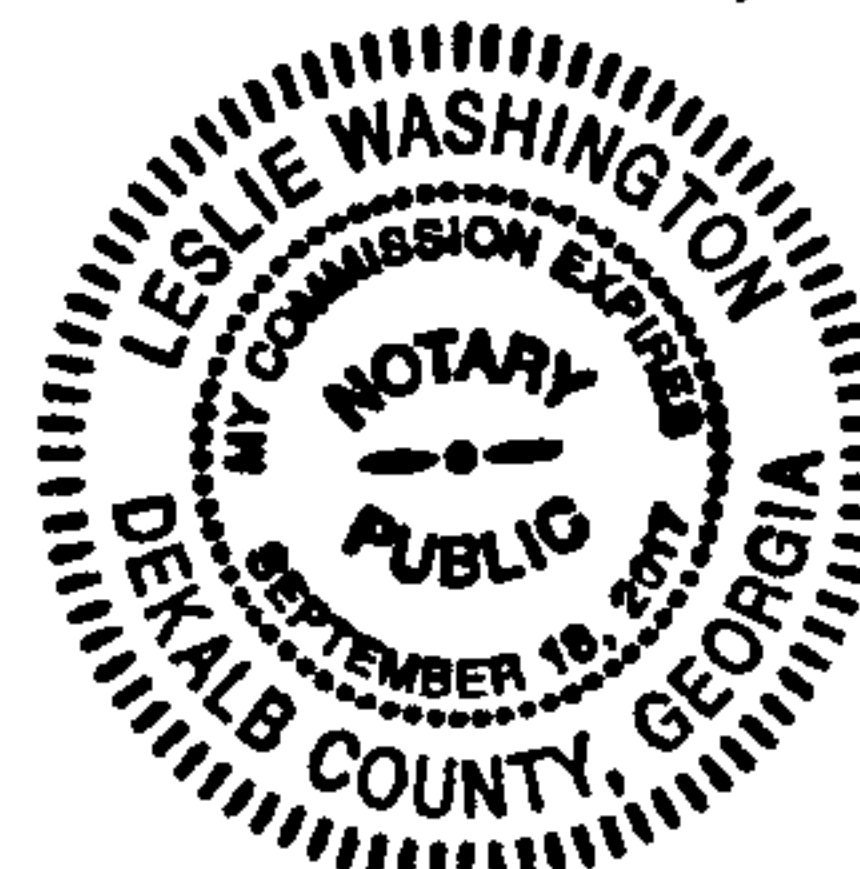


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the NE X of the NE X of Section 36, Township 20 South, Range 3 West; thence South 90° East for 442.90 feet to the West right of way of I-65; thence Northerly and along said right of way of a 0°30' curve to the left run 1061.26 feet to the point of beginning; thence South 87°18'20" West and run 286.42 feet; thence North 50°46'20" East and run 199.00 feet; thence North 44°10'20" East and run 59.19 feet; thence South 81°50'08" East and run 81.17 feet; thence South 4°08'07" East and along chord of said West right of way 143.68 feet to the point of beginning, being situated in Shelby County, Alabama.

This being the same property as conveyed to Grantor by that certain deed from Regions Bank dated July 22, 2013, recorded September 5, 2013, as Instrument #20130905000360680, in the office of the Judge of the Probate Court of Shelby County, Alabama.



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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 RREF RB SBL II-AL TI, LLC
Mailing Address 6 Concourse Parkway, Suite 1600
Atlanta, Georgia 30328

Grantee's Name BM PROPERTIES LLC
Mailing Address 1048 Grande View Pass
Maylene, Alabama 35114

Property Address 1600 Simmsville Road
Alabaster, AL

Date of Sale April 3, 2017
Total Purchase Price \$ 75,000.00

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
☒ 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).

Date 4-3-17

Print Greg Harrison

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1