

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

20170519000176050
05/19/2017 03:10:08 PM
DEEDS 1/4

Documentary Evidence:
Closing Statement

SEND TAX NOTICE TO:
Medical Mile, LLC
1616 2nd Avenue South
Birmingham, AL 35233

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Five Hundred Eighty-Five Thousand and No/100 Dollars (\$585,000.00), which is the total purchase price, in hand paid to the undersigned, Greenbriar, Ltd., an Alabama limited partnership (hereinafter referred to as "GRANTOR"), whose mailing address is 27 Blue Bird Drive, Maylene, AL 35114, by Medical Mile, LLC (hereinafter referred to as "GRANTEE"), whose mailing address is 1616 2nd Avenue South, Birmingham, AL 35233, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated at 561 1st Street NW, Alabaster, AL 35007 in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2017 and subsequent years and not yet due and payable;
3. Right-of-way granted to Alabama Power Company recorded in Volume 48, Page 617, Volume 60, Page 66 and Volume 60, Page 337;
4. Right-of-way granted to Shelby County recorded in Volume 104, Page 110;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein; and
6. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

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

And GRANTOR does for itself and its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same

as aforesaid; that GRANTOR 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.

Said property is not the homestead of the GRANTOR.

IN WITNESS WHEREOF, the undersigned representative of GRANTOR has hereto set her signature and the seal of said company this 10 day of May, 2017.

Greenbriar, Ltd.

By: Farris Management Company, Inc.
Its: Managing General Partner

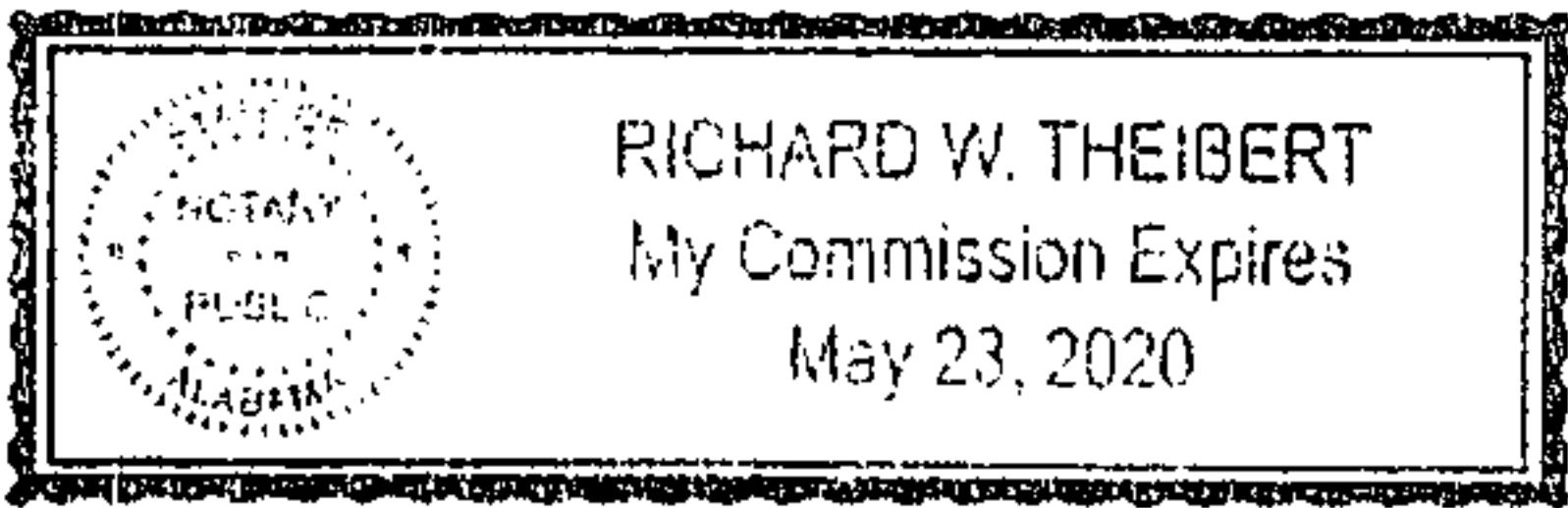
Mary F. Roensch (SEAL)
By: Mary F. Roensch
Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Mary F. Roensch, whose name as President of Farris Management Company, Inc., Managing General Partner of Greenbriar, Ltd., an Alabama limited partnership, 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 document, she, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 10 day of May, 2017.

M. C. H.
NOTARY PUBLIC
My commission expires: 5-23-20



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Exhibit "A"

Legal description:

Lots 41, 42 & N 1/2 of Lot 40, Block 1, according to the Survey of Nickerson-Scott, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.

AND

Lot 43A, Block 1, according to the Resurvey of Nickerson-Scott, as recorded in Map Book 16, Page 48, in the Probate Office of Shelby County, Alabama.

REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantor's Name:	Grantee's Name:
Greenbriar, Ltd.	Medical Mile, LLC
Mailing Address:	Mailing Address:
27 Blue Bird Drive Maylene, AL 35114	1616 2 nd Avenue South Birmingham, AL 35233
Property Address:	Date of Sale: May 10, 2017
561 1 st Street NW Alabaster, AL 35007	Total Purchase Price: \$585,000.00
	or
	Current Assessor's MV: \$

Documentary Evidence provided:

☒ Closing Statement

☐ Bill of Sale

☐ Sales Contract

☐ Other:

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

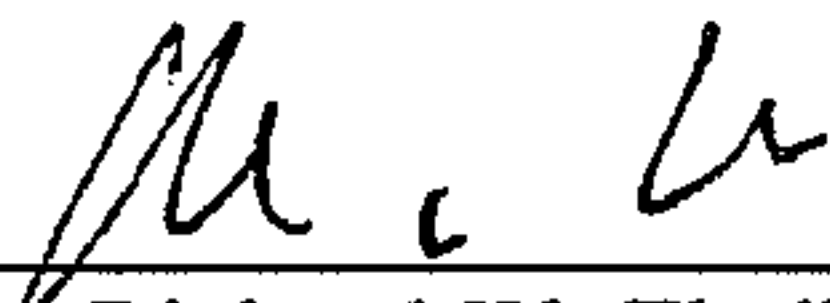
When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recordation of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Najjar Denaburg, P.C.

Date: 5/ 10 /2017

Sign: 
By: Richard W. Theibert
Its: Attorney at Law
(Closing Agent)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/19/2017 03:10:08 PM
\$28.00 DEBBIE
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