

STATE OF ALABAMA     )  
SHELBY COUNTY        )

Send tax notices to:  
Alabaster Surgical Group, LLC  
632 First Street N.  
Alabaster, AL 35007

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **ALALANDING I, LLC**, a Delaware limited liability company ("Grantor"), by **ALABASTER SURGICAL GROUP, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

**TO HAVE AND TO HOLD** the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and her heirs and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under Grantor, but not further or otherwise.

**The purchase price of \$725,000.00 recited on page 2 was paid by a mortgage loan closed simultaneously with delivery of this deed.**

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Harbert Realty Services, Inc.	632 First Street North
2 North 20 <sup>th</sup> Street, Suite 1700	Alabaster, AL 35007
Birmingham, AL 35203	
Attn: Property Management	

Property Address:	630 1 <sup>st</sup> Street North Alabaster, AL 35007
Date of Sale:	April 18, 2017
Total Purchase Price:	\$725,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

*[Signature(s) on following page(s)]*

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of April 18, 2017.

GRANTOR:

ALALANDING I, LLC

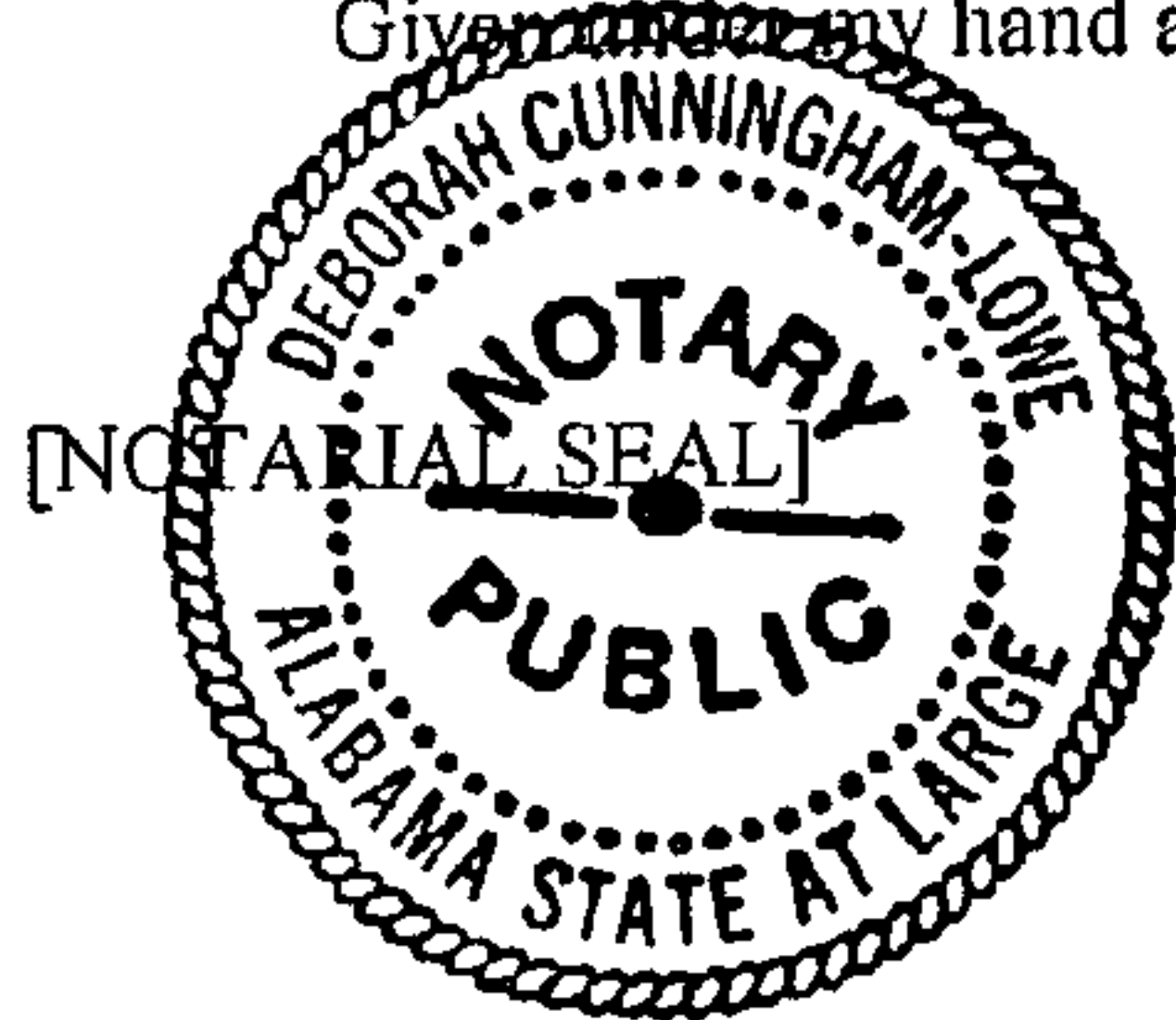
By: Harvest II, LLC,  
its Managing Member

By:   
Name: David R. Williams  
Title: Vice President

STATE OF ALABAMA )  
COUNTY OF ~~SHELBY~~ )  
*Jefferson*

I, the undersigned, a notary public in and for said county in said state, hereby certify that David R. Williams, whose name as Vice President of Harvest II, LLC, Managing Member of Alalanding I, 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 Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 18 day of APRIL, 2017.



  
\_\_\_\_\_

Notary Public

My commission expires: 10-15-17

This Instrument Prepared By:

Lindsay Whitworth  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 Regions/Harbert Plaza  
Birmingham, Alabama 35203-2618

**EXHIBIT A**

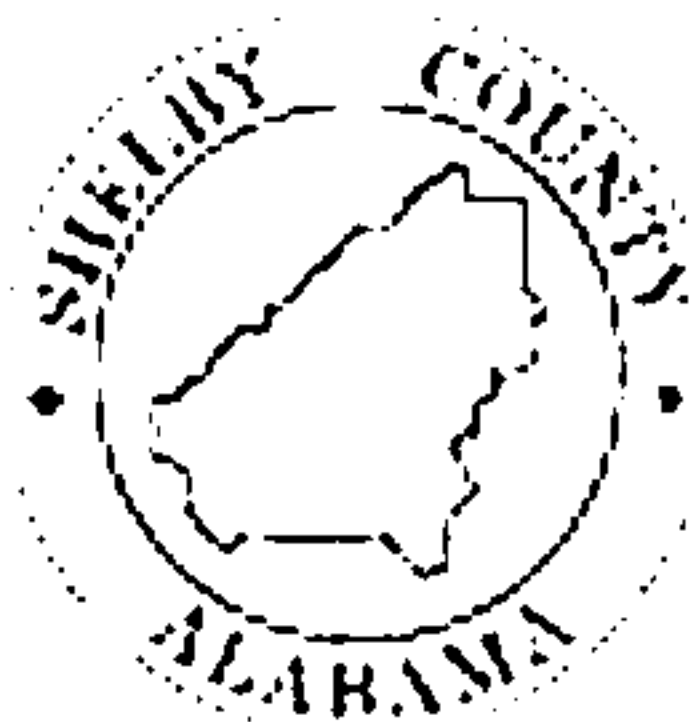
**Description of the Property**

Lot 2 according to the Alabaster Landing Subdivision Final Plat as recorded in Map Book 47,  
Page 70 in the Office of the Judge of Probate of Shelby County, Alabama.

Exhibit B

Exceptions

1. Taxes for the year 2016 and subsequent years.
2. Amended and Restated Declaration of Reciprocal Easements recorded with the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20170522000177960.
3. Easements or claims of easements not shown by the public records.
4. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
5. Rights of others to use so much of the subject property as lies within any roadway or right-of-way.
6. 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
7. Pole Line Permit to Alabama Power Company as recorded in Book 238, Page 76 in the Office of the Judge of Probate for Shelby County, Alabama.
8. Rights of public utilities in and to the property vacated by instrument recorded in Deed Book 117, Page 249 in the Office of the Judge of Probate for Shelby County, Alabama.
9. Easement to Alabama Power Company recorded in Instrument No. 20161018000382050 and Instrument No. 20161018000382120 in the Office of the Judge of Probate for Shelby County, Alabama.
10. Declaration of Reciprocal Easements recorded April 4, 2017 in Instrument No. 20170404000112470 in the Office of the Judge of Probate for Shelby County, Alabama.
11. Declaration of Reciprocal Easements as recorded in Instrument No. 20170404000112470 in the Office of the Judge of Probate for Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/23/2017 03:44:59 PM  
\$28.00 CHERRY  
20170523000180680

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the printed name and title of the County Clerk.