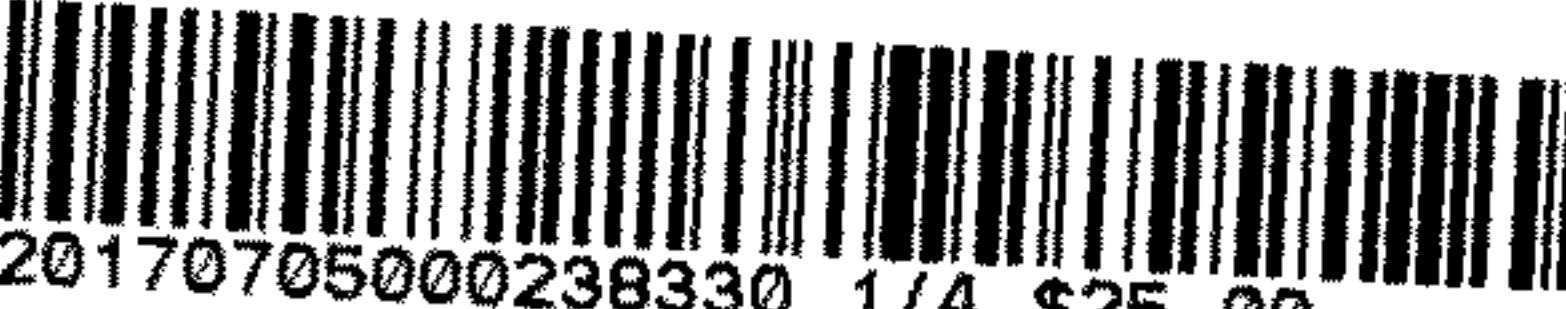


SEND TAX NOTICES TO:

DBI PROPERTIES, LLC
3700 Cahaba Beach Road
Birmingham, AL, 35242


20170705000238330 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/05/2017 04:07:52 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Grantor making an injection into Grantee, which is a limited liability company as to which Grantor is a member, and the sum of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **D. Bruce Irwin (also known as D. Bruce Irwin, M.D.)** a married man (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **DBI PROPERTIES, LLC**, a Delaware 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.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 28 day of June, 2017.

D. Bruce Irwin L.S.
D. Bruce Irwin a/k/a Donald Bruce Irwin

By: Joseph Hawley
Joseph Hawley, Agent


POWER OF ATTORNEY ACKNOWLEDGEMENT

State of Alabama)

Shelby County)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Joseph Hawley, whose name as attorney-in-fact for Donald Bruce Irwin, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, being informed of the contents of the conveyance, he in his capacity as such attorney-in-fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 22 day of June, 2017.



Notary Public
My commission expires: 8/21/18

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Jonathan E. Raulston
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600
D-8650




20170705000238330 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Lots 1C & 1D, according to the Final Plat of Balmoral Phase I Resurvey No. 3, as recorded in Map Book 40, page 116, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1) Taxes and assessments for the year 2017 a lien but not yet due and payable.
- 2) Building lines and Easements as shown on Map recorded in Map Book 40, page 116, in the Probate Office of Shelby County, Alabama.
- 3) Right of way to Alabama Power Company as set out in instrument recorded in Deed Book 169, Page 335; Deed Book 207, Page 669, Deed Book 210, Page 119, Deed Book 218, Page 651, Deed Book 218, Page 656; and Deed Book 220, Page 39, affected by disclaimer letter recorded in instrument 20060829000424930, Instrument 20061212000602190, Instrument 20080401000130330, in the Probate Office of Shelby County, Alabama.
- 4) Restricted to uses declared in that certain 1-65, Exit 238 Redevelopment Plan adopted by The City of Alabaster as set out on deed recorded in Instrument #2004021800085 170 and Instrument # 20050308000106420, in the Probate Office of Shelby County, Alabama.
- 5) Declaration of Covenants and Restrictions as recorded in Instrument 20041027000594700, in the Probate Office of Shelby County, Alabama.
- 6) Declaration of Slope, Detention Pond and Construction Easement as recorded in Instrument #20040521000271360, in the Probate Office of Shelby County, Alabama.


20170705000238330 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
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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 D. Bruce Irwin
Mailing Address 3700 Cahaba Beach Road
Birmingham, AL 35242

Grantee's Name DBI Properties, LLC.
Mailing Address 3700 Cahaba Beach Road
Birmingham, AL 35242

Property Address 120 Colonial Promenade Pkwy.
Alabaster, AL 35007
Shelby County

Date of Sale 06/28/2017
Total Purchase Price \$ _____
or
Actual Value \$ 2,250,000
or
Assessor's Market Value \$ _____


20170705000238330 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/05/2017 04:07:52 PM FILED/CERT

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 _____

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 06/28/17

Print Michelle Gilbert

Sign Michelle Gilbert

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1