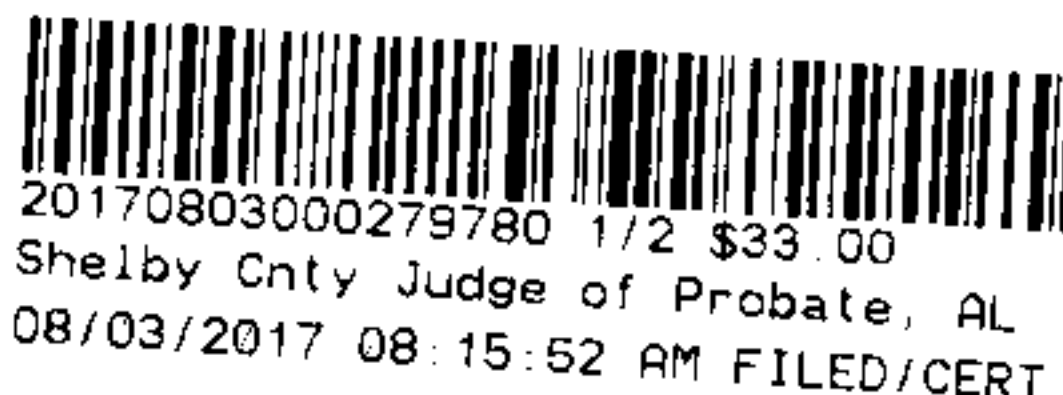


THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, PETELOS,
WATKINS & OGLE, P.C.¹
400 Boardman Drive
Chelsea, Alabama 35043

SEND TAX NOTICE TO:
Gallery 280, LLC
5475 Highway 280
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifteen Thousand and no/100 Dollars (\$15,000.00) to the undersigned Grantor, James D. Phillips ("Grantor"), a married individual, in hand paid by the Grantee herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, bargains, sells, and conveys to Gallery 280, LLC ("Grantee"), an Alabama limited liability company, any and all right, title, and interest to the following described real estate situated in Shelby County, Alabama, to wit:

PARCEL ID: 093050001006001
BEG 690.15 W OF SE COR NW1/4 NE1/4 CON W 340.64 TO E R/W U S 280 N 14.12 ALG
R/WE 300 N 100 E 50 X 114.07 TO POB S5 T19S R1W DIM 14.12 X 340.64 IRR RB 148 PG
619-621 8/28/87

BETTER DESCRIBED AS FOLLOWS:

Commence at the southeast corner of the northwest 1/4 of the northeast 1/4 of section 5. Township 19 South, Range 1 West, Shelby County, Alabama and run north 90'00'00" west along the south line of said 1/4 - 1/4 section for 689.55 feet to the point of beginning; thence continue along the last described course for 340.64 feet to a point on the easterly right of way line of U.S. Hwy. #280; thence turn right to the chord of a curve to the left, said curve having a chord bearing of north 04'51'41" west and a radius of 3820.11 feet; thence run along said curve and said right of way line for 14.12 feet; thence run south 90'00'00" east for 300.00 feet; thence run north 00'00'00" east for 100.00 feet; thence run south 89'59'57" east for 41.84 feet; thence run south 00'00'00" west for 114.07 feet to the point of beginning. Subject to a 14.07 foot easement along the south line for ingress, egress and utilities.

This conveyance is subject to easements, restrictions and reservations of record, if any.

This property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion. And the Grantor does for himself, his successors and assigns, covenant with the Grantee, its heirs and assigns, that he is lawfully seized of the interest in the said premises to be conveyed, that they are free from encumbrances other than as provided herein, and that the Grantor has good right to sell and convey the same, and will, and his 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.

IN WITNESS WHEREOF, said Grantor, James D. Phillips, has hereunto set his hand and seal this the 1 day of August, 2017.


James D. Phillips

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Shelby County, AL 08/03/2017
State of Alabama
Deed Tax: \$15.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James D. Phillips, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of August, 2017.

SEAL


Notary Public
My commission expires: 10-26-2018

¹ The preparer of this document has not examined the title to the property and makes no certification as to title.

Real Estate Sales Validation Form

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

Grantor's Name James D. Phillips
Mailing Address 5219 Post House Road
Birmingham, Alabama 35242

Grantee's Name Gallery 280, LLC
Mailing Address 5475 Highway 280
Birmingham, Alabama 35242

Property Address Parcel ID
093050001 006.00

Date of Sale August 1, 2017
Total Purchase Price \$ 15,000.00

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


20170803000279780 2/2 \$33.00
Shelby Cnty Judge of Probate, AL
08/03/2017 08:15:52 AM FILED/CERT

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 1 Aug 2017

Print Gallery 280 LLC by: [Signature]

Unattested

(verified by)

Sign [Signature] Manager

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1