

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Southlake Dental Property, LLC
5751 Pocahontas Road
Suite A
Bessemer, Alabama 35022

20170901000320510

09/01/2017 02:26:48 PM

DEEDS 1/5

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 31st day of August, 2017, by SOUTHLAKE DENTAL CARE REALTY, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to SOUTHLAKE DENTAL PROPERTY LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse chain to the Property since the date of acquisition thereof by the Grantor.

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:

Southlake Dental Care Realty, LLC
4501 Southlake Parkway
Suite 100
Birmingham, Alabama 35244

Grantee's Name and Mailing Address:

Southlake Dental Property LLC
5751 Pocahontas Road
Suite A
Bessemer, Alabama 35022

Property Address: 4501 Southlake Parkway, Suite 100
Birmingham, Alabama 35244

Sales Price: \$1,385,000.00

The Value of the Property can be verified by the sales contract.

[Signature appears on following page]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

**SOUTHLAKE DENTAL CARE REALTY,
LLC, AN ALABAMA LIMITED LIABILITY
COMPANY**

Karol Poczatek

BY: KAROL PO CZATEK
ITS: ADMINISTRATIVE MEMBER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karol Poczatek, whose name as the Administrative Member of Southlake Dental Care Realty, 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 the instrument, she, as such Administrative Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and office seal this the 31st day of August, 2017.

[Signature]

Notary Public
My Commission Expires



EXHIBIT "A"

LEGAL DESCRIPTION

The following described real property situated in Shelby County, Alabama:

Unit 1, in Southlake Medical Building Condominium, as established by that certain Declaration of Condominium of Southlake Medical Building Condominium, which is recorded in Instrument 20110715000206040, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a Plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Southlake Medical Building Condominium, in Map Book 42, page 88, and any future amendments thereto, and to which said Declaration of Condominium the Bylaws of Southlake Medical Building Condominium Association, an unincorporated nonprofit association, are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

TOGETHER with rights, title and interest in that Access Easement Agreement recorded in Shelby Real 170, Page 303, modified in instrument 1997-40255 in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Easements and notes as shown on map(s) recorded in Map Book 11, Page 105 and Map Book 42, Page 88.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294; Deed Book 111, Page 625 and Deed Book 42, Page 246.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 142, Page 184 and Book 149, Page 12.
5. Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 129, Page 572; Deed Book 572, Page 219, Page 734; Deed Book 179, Page 358, and Deed Book 130, Page 55.
6. Restrictions and covenants appearing of record in Book 153, Page 395. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Restrictions and covenants appearing of record in Inst. # 1997-40254. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. Access Easement Agreement as set out in instrument recorded in Book 170, Page 303, as amended by Release of Easement Rights recorded in Inst. # 1997-40255.
9. Restrictive covenants and grant of land easement for underground and/or overhead facilities to Alabama Power Company, as recorded in Inst. # 20100902000284310.
10. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 3581 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 358A101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Southlake Medical Building Condominium, a condominium dated July 15, 2011, and recorded in Inst. # 20110715000206040, in the Probate Office of Shelby County, Alabama; in the By-Laws of Medical Building Condominium Association, an unincorporated nonprofit association, recorded in Inst. # 20110715000206040 attached thereto as EXHIBIT "B", in said Probate Office;; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2017 02:26:48 PM
\$197.00 DEBBIE
20170901000320510

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