

SEND TAX NOTICES TO:

SOUTHERN PROPERTIES GROUP, LLC
Attn: Christopher Todd Holder
700 Corporate Drive
Birmingham, Alabama 35242-2984

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Eight Hundred Thirty Thousand and 00/100 Dollars (\$830,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, LOCKLIN & LOCKLIN, an Alabama general partnership (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto SOUTHERN PROPERTIES GROUP, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

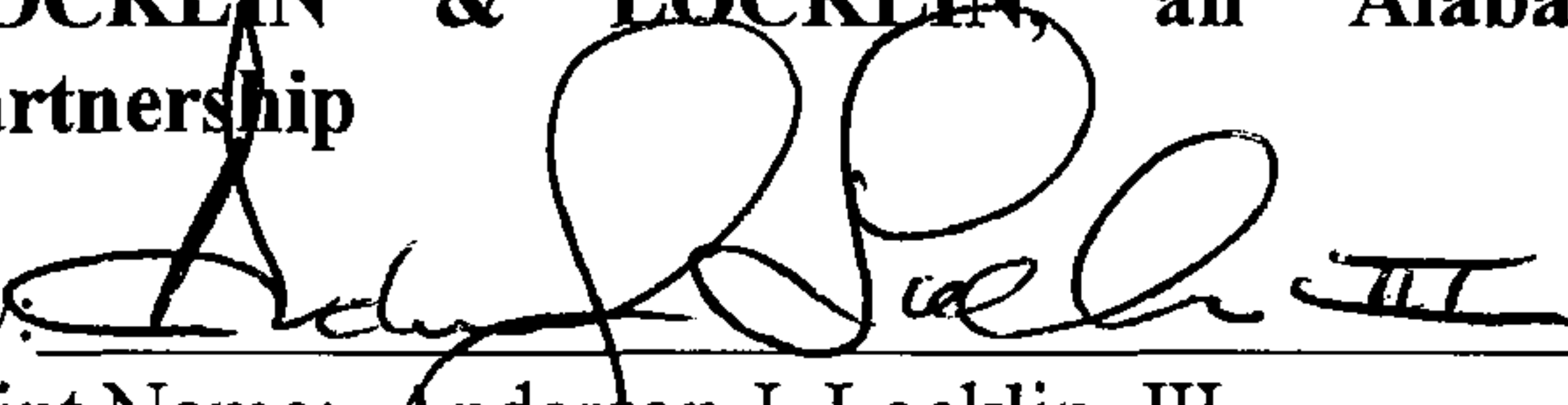
[\$664,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 5th day of December, 2017.

LOCKLIN & LOCKLIN, an Alabama general partnership

By: 

Print Name: Anderson J. Locklin, III

Title: Its Managing General Partner

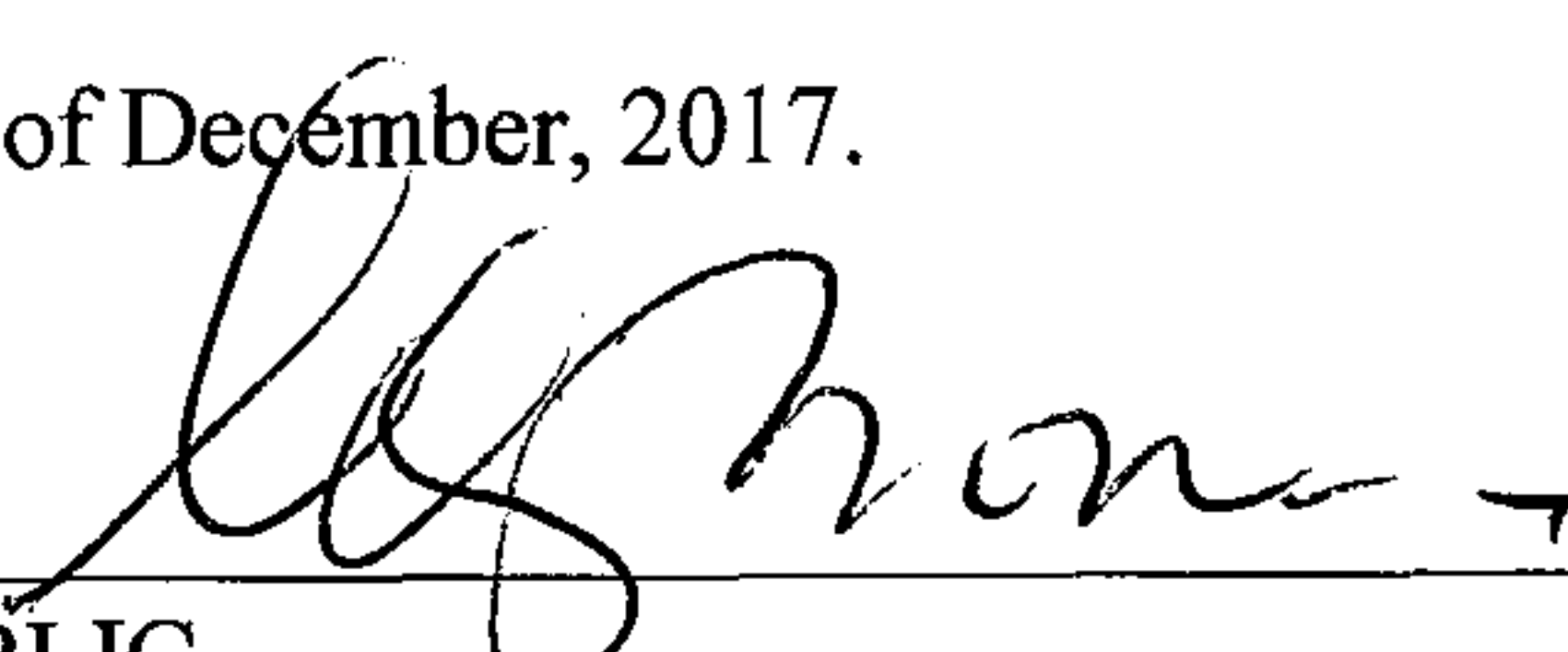
[ACKNOWLEDGEMENT ON FOLLOWING PAGE.]

[WARRANTY DEED – ACKNOWLEDGEMENT]

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anderson J. Locklin, III, whose name as Managing General Partner of LOCKLIN & LOCKLIN, an Alabama general 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 instrument, he, as such managing general partner, and with full authority, executed the same voluntarily, as an act of said general partnership, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5th day of December, 2017.



NOTARY PUBLIC

My Commission Expires: 12/14/2020

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

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

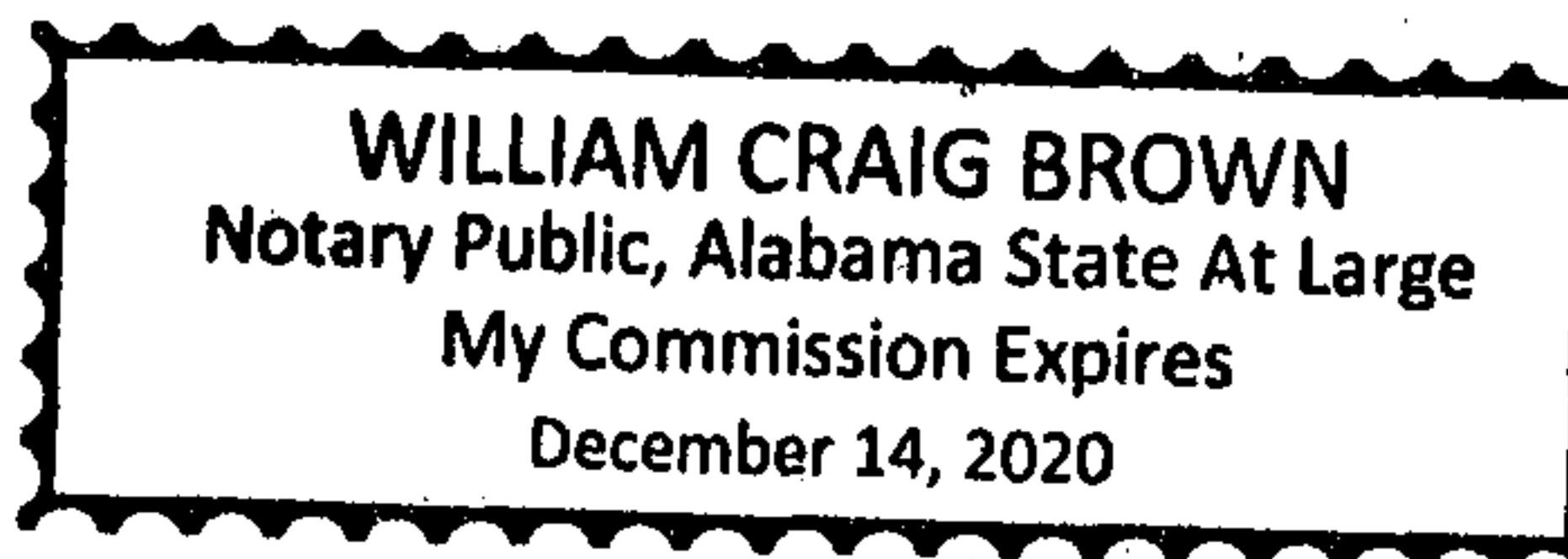


EXHIBIT "A"

Lot 1, according to the Survey of Meadow Brook Corporate Park South Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- i) taxes and assessments for the year 2018 and subsequent years, constituting a lien but which is not yet due and payable;
- ii) Easement(s), building line(s) and restriction(s) as shown on recorded map.
- iii) Non-exclusive access agreement as recorded in Deed Book 356, Page 288.
- iv) Setback variance as recorded in Real 303, Page 371.
- v) Right-of-way granted to Alabama Power Company recorded in Real 167, Page 355 and Real 315, Page 464.
Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporation Park as set out in Real 64, page 91, along with 1st Amendment recorded in Real 95, page 826; 2nd Amendment recorded in Real 141, page 784; 3rd Amendment recorded in Real 177, page 244; 4th Amendment recorded in Real 243, page 453; 5th Amendment recorded in Real 245, page 89; 6th Amendment recorded in Instrument #1992-23529; 7th Amendment recorded in Instrument #1995-03028; 8th Amendment recorded in Instrument #1995-04188; 9th Amendment recorded in Instrument #1996-5491; 10th Amendment recorded in Instrument #1996-32318; 11th Amendment recorded in Instrument 4199730077; 12th Amendment recorded in Instrument #1997-37856; 13th Amendment recorded in Instrument #1998-5588 and 14th Amendment recorded in Instrument #1999-41655; 15th Amendment recorded in Instrument #1998-46243; and 16th Amendment recorded in Instrument #1999/02935 as to that portion of subject property formally known as Lot 6-0, Meadow Brook Corporate Park Survey, Phase II, Resurvey No. 6 recorded in Map Book 25, page 13; Seventeenth Amendment to Declaration of Covenants recorded in 20021217000631360 and Eighteenth Amendment to Declaration of Covenants recorded in Inst No 20100927000316200 in the Probate Office, Shelby County, Alabama. Assignment of Developer Rights recorded in Instrument #2001 page 35829.
- vi) Right-of-way granted to South Central Bell Telephone Company recorded in Real 299, Page 703 and Volume 311, Page 432.
- vii) That certain Agreement concerning Electric Service to Meadow Brook between Alabama Power Company and Daniel International Corporation as recorded in Misc. Book 48, page 880.
- viii) Any coal, oil, gas and mineral and mining rights which are not owned by Grantor.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	<u>LOCKLIN & LOCKLIN, an</u> <u>Alabama general partnership</u>	Grantee's Name:	<u>SOUTHERN PROPERTIES</u> <u>GROUP, LLC, an Alabama</u> <u>limited liability company</u>
Mailing Address:	<u>780 Jasmine Hill Road</u> <u>Indian Springs, AL 35124</u> _____	Mailing Address:	<u>700 Corporate Drive,</u> <u>Birmingham, Alabama 35242</u> _____
Property Address:	<u>700 Corporate Drive</u> <u>Birmingham, Alabama 35242</u> _____	Date of Sale:	<u>December 5, 2017</u> _____
		Total Purchase Price:	<u>\$830,000.00</u> _____
		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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>XX</u>	Sales Contract	<u> </u>	Other:_____
	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

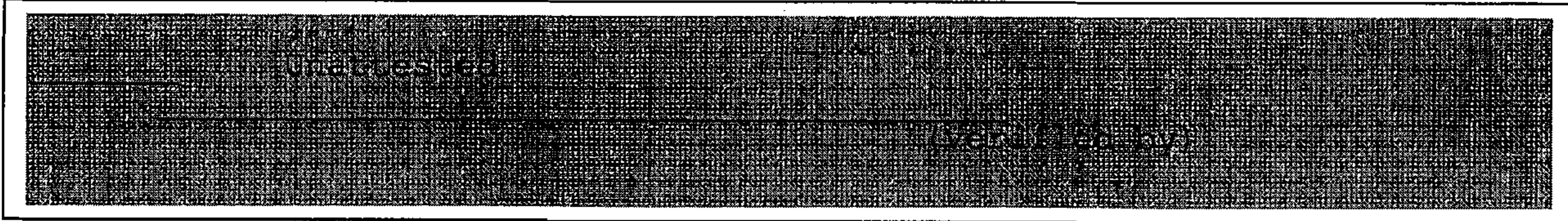
- Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.
- Property address – the 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).

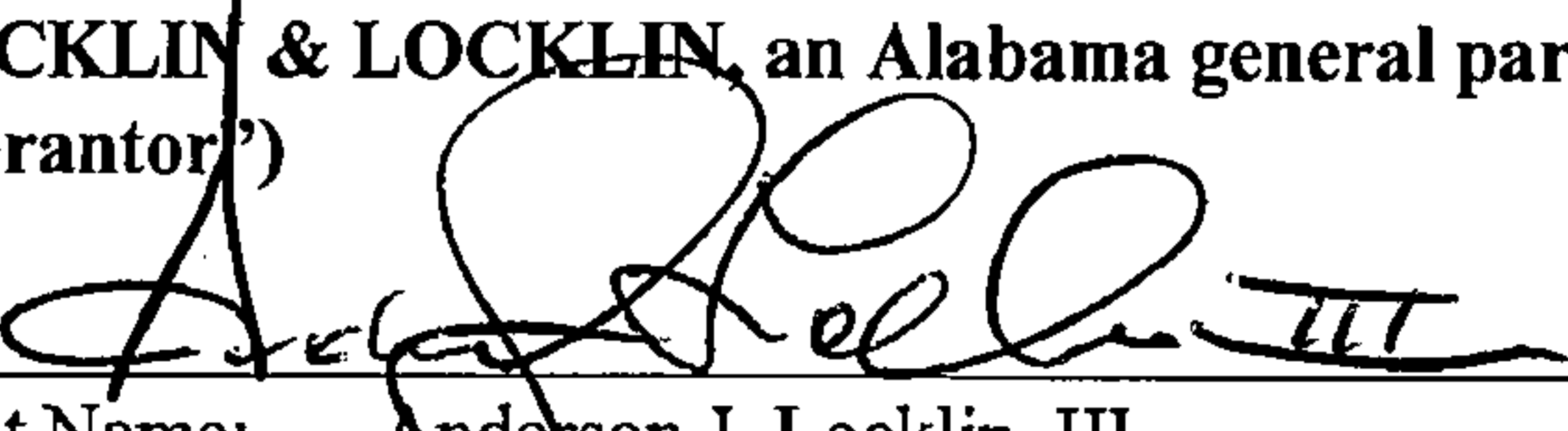
[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]

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 § 40-22-1(h).

Date: December 5, 2017



LOCKLIN & LOCKLIN, an Alabama general partnership
("Grantor")

By: 
Print Name: Anderson J. Locklin, III
Title: Its Managing General Partner



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 02:29:44 PM
\$193.00 CHERRY
20171206000437650

