

STATE OF ALABAMA

COUNTY OF SHELBY

QUIT CLAIM DEED

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that WEST CHILDREN, LLC, a Georgia limited liability company, hereinafter called the Grantor, for and in consideration of the sum of ZERO DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by GLOBAL PROJECT BIRMINGHAM SW, LLC, a Georgia limited liability company, hereinafter referred to as the Grantee, does hereby REMISE, RELEASE, QUIT-CLAIM, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, its successors and assigns, any and all right, title and interest that may be held by the Grantor in that certain parcel of real property situated in the State of Alabama, County of Shelby and more particularly described as follows, viz:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, in fee simple, forever.

THIS DEED IS MADE FOR THE PURPOSE OF QUIT-CLAIMING TO THE GRANTEE ANY RIGHT, TITLE AND INTEREST HELD BY GRANTOR IN AND TO A CERTAIN PROPERTY DESCRIBED BY A SURVEY AND THIS DEED IS MADE SIMULTANEOUSLY WITH A CERTAIN WARRANTY DEED RECORDED IMMEDIATELY PRIOR HERETO FOR WHICH TRANSFER TAX HAS BEEN PAID.



20180206000039420 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/06/2018 11:14:35 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this 29th day of Jan., 2018.

WEST CHILDREN, LLC
a Georgia limited liability company

By:  (SEAL)
Gary N. West, Manager

STATE OF Georgia
COUNTY OF Lowndes

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Gary N. West, as Manager of WEST CHILDREN, LLC, a Georgia limited liability company, whose name as Grantor is signed to the foregoing conveyance and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, he, as such Manager with full power and authority, executed the same voluntarily on behalf of said limited liability company, on the day the same bears date.

Given under my hand and notarial seal on this 29th day of Jan., 2018.



NOTARY PUBLIC
My commission expires:

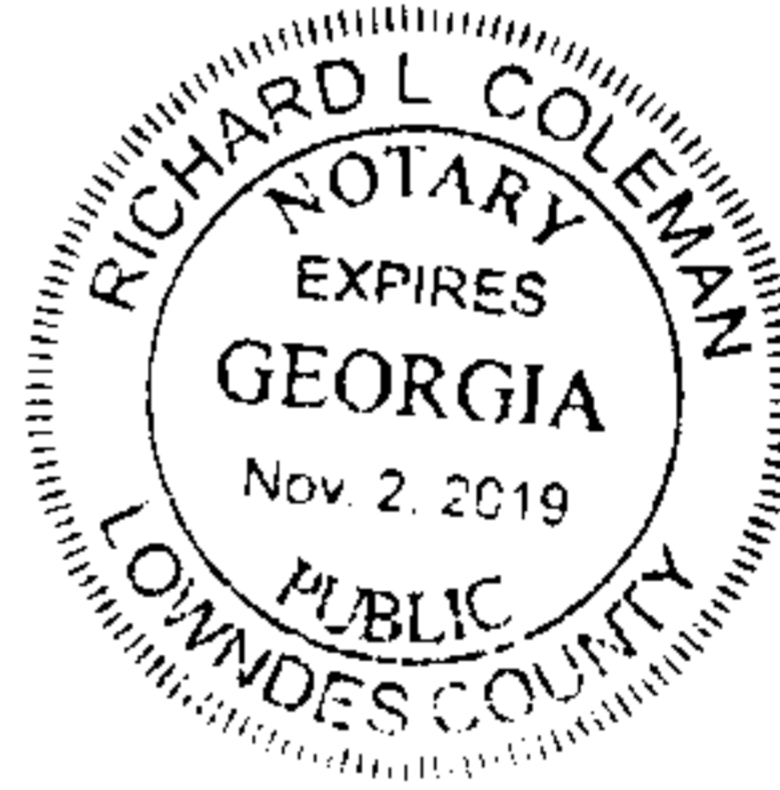
THIS INSTRUMENT PREPARED BY:

Lexie C. Bryan
Law Offices of Lexie C. Bryan LLC
1300 Peachtree Battle Ave., NW
Atlanta, Georgia 30327

Grantor's Address:
West Children, LLC
6293 Chancy Drive
Hahira, Georgia 31632
Attn.: Gary N. West

Grantee's Address:
Global Project Birmingham SW, LLC
500 Northland Ridge Court
Atlanta Georgia 30342
Attn.: Michael S. Karlin

Property Address:
4527 Valleydale Road
Birmingham, Alabama 35242





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Exhibit "A"

LEGAL DESCRIPTION FROM BUYER'S SURVEY TO BE ATTACHED

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, ACCORDING TO THE SURVEY OF PHASE I VALLEYDALE COMMERCIAL PARK, AS RECORDED IN MAP BOOK 14, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN S 01°29'18" E ALONG THE WEST LINE OF SAID LOT 2 FOR 256.04 FEET TO THE POINT OF BEGINNING; THENCE RUN S 76°48'51" E ALONG THE SOUTH LINE SAID LOT 2 FOR 110.15 FEET TO THE NORTHWEST CORNER OF LOT 1, OF SAID PHASE I VALLEYDALE COMMERCIAL PARK SUBDIVISION; THENCE RUN S 01°29'18" E ALONG THE WEST LINE OF SAID LOT 1 FOR 210.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE RUN N 76°58'20" W ALONG SAID ROAD RIGHT OF WAY FOR 109.99 FEET TO THE SOUTHEAST CORNER OF LOT 2, ACCORDING TO LEE'S SUBDIVISION, AS RECORDED IN MAP BOOK 43, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN N 01°30'33" W ALONG THE EAST LINE OF SAID LOT 2 FOR 210.33 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINING 22,385 SQ. FT. OR 0.51 ACRES.



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