

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
5101 Cyrus Circle, LLC  
2932 Foster Creighton Drive  
Nashville, Tennessee 37204

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Million Three Hundred Thousand and 00/100 Dollars (\$1,300,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Gann Enterprises, LLC**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**5101 Cyrus Circle, LLC**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**see Exhibit "A" attached hereto**

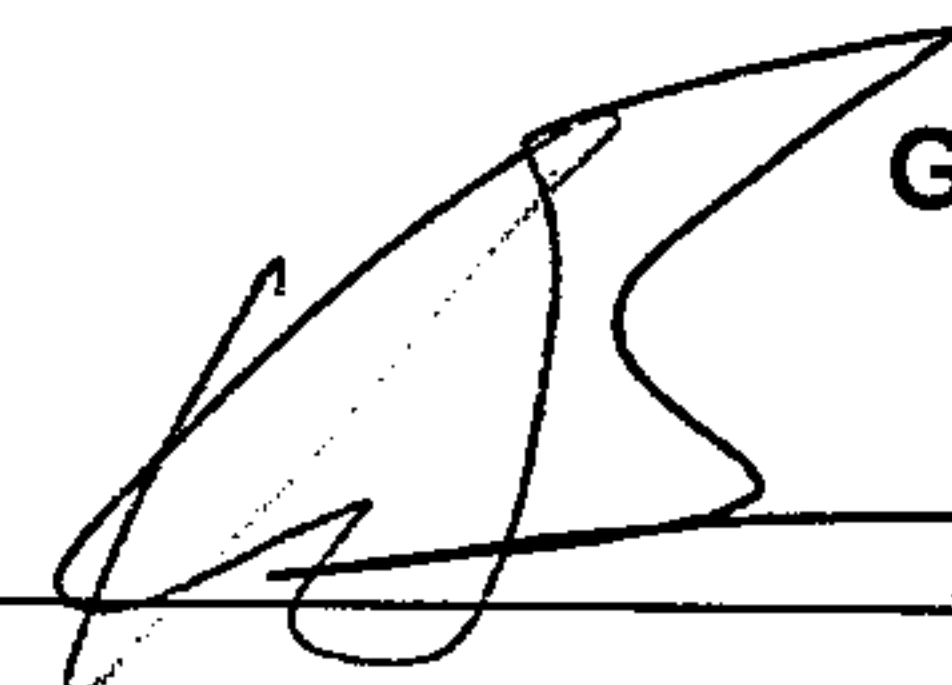
- Subject to:
- (1) 2018 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) 25 foot building line on Northeast and Northwest, as shown by recorded map.
  - (4) 20 foot Easement on the Northeast and 10 foot easement on the Northwest, as shown by recorded Map.
  - (5) Mineral and mining rights incident thereto recorded in Volume 65, page 96, in the Probate Office of Shelby County, Alabama.
  - (6) Restrictions appearing of record in Instrument 1999-32727, in the Probate Office of Shelby County, Alabama.
  - (7) Rights granted to joint access by easement agreement recorded in Instrument 2000-14802, in the Probate Office of Shelby County, Alabama.
  - (8) Supplementary Declaration of Covenants, Conditions, Restrictions, Easements and Rights recorded in Instrument 20020614000280900 in the Probate Office of Shelby County, Alabama.
  - (9) Restrictions, Covenants, Conditions, Limitations, Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto and release of damages recorded in Instrument 2000-14803, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

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

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this  
**10th day of January, 2018.**

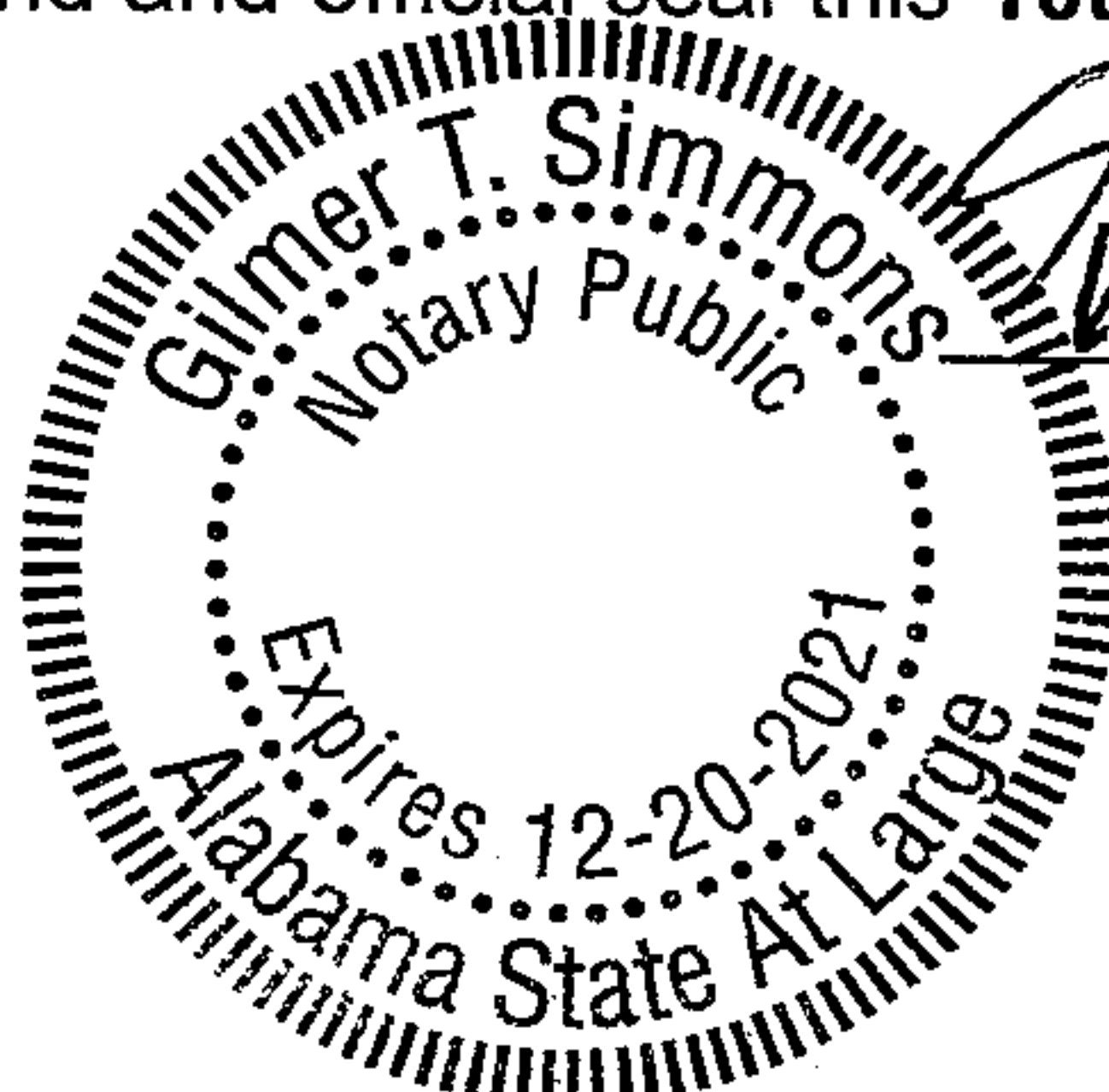
**Gann Enterprises, LLC**

  
(Seal)  
**BY: Kevin Gann**  
**ITS: Sole Member**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Kevin Gann** as **Sole Member** of **Gann Enterprises, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Sole Member** he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **10th day of January, 2018.**



  
Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2021**

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**EXHIBIT A**

A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 19 South, Range 2 West Shelby County, Alabama and being all of Lot 6 Meadow Brook Professional and Medical Center as recorded in Map Book 17, page 21 in the Office of Judge of Probate Shelby County, Alabama, said Lot being more particularly described as follows:

Begin at a found capped rebar stamped CA-560-LS, said point marking the Southern most corner of said Lot 6; thence run North 53°37'47" West along the South line of said Lot 6 for a distance of 173.20 feet to a found capped rebar stamped Weygand, said point also lying on the South right of way of Valleydale Road; thence run North 36°11'38" East along said right of way for a distance of 94.00 feet to a found capped rebar stamped CA-560-LS, said point also marking the beginning of a curve turning to the right having radius of 1342.75 feet, a central angle of 02°31'16", a chord bearing of North 37°27'16" East, a chord length of 59.08 feet; thence run along the arc of said curve and along said right of way for a distance of 59.08 feet to a found capped rebar stamped Weygand, said point marking the beginning of a compound curve turning to the right having radius of 25.00 feet, a central angle of 96°49'39", a chord bearing of North 86°46'03" East, a chord length of 37.40 feet, thence run along the arc of said curve and along said right of way for a distance of 42.25 feet to a found capped rebar stamped Weygand, said point also lying on the Southwest right of way of Cyrus Circle, said point also marking the beginning of a compound curve turning to the right having radius of 306.47 feet, a central angle of 27°49'11", a chord bearing of South 31°05'38" East, a chord length of 147.35 feet; thence run along the arc of said curve and along said right of way for a distance of 148.81 feet to a found capped rebar stamped CA-560-LS, said point also marking the beginning of a reverse curve turning to the left having radius of 243.09 feet, a central angle of 01°15'05", a chord bearing of South 17°48'35" East, a chord length of 5.31 feet; thence run along the arc of said curve and along said right of way for a distance of 5.31 feet to a found capped rebar stamped Weygand; thence leaving said right of way run South 34°49'46" West for a distance of 117.37 feet to the POINT OF BEGINNING.

Together with rights granted in easement agreement for ingress/egress as recorded in Instrument 2000-14802, in the Probate Office of Shelby County, Alabama.

Together with rights granted in that certain Declaration of Easement dated January 10, 2018 and recorded in 20180213000046570, in the Probate Office of Shelby County, Alabama.



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Gann Enterprises, LLC**  
Mailing Address: **5101 Cyrus Circle**  
**Birmingham, Alabama, 35242**

Date of Sale: **January 10th, 2018**

Total Purchase Price: **\$1,300,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value:

Property Address: **5101 Cyrus Circle**  
**Birmingham, Alabama, 35242**

Grantee Name: **5101 Cyrus Circle, LLC**  
\$ \_\_\_\_\_

Mailing Address: **2932 Foster Creighton Drive**  
**Nashville, TN, 37204**

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

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Other \_\_\_\_\_

XX 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 Section 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 Section 40-22-1 (h).

Date: **January 10th, 2018**

Print: Gilmer T. Simmons

\_\_\_\_ Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/13/2018 10:22:07 AM  
\$1321.00 CHERRY  
20180213000046570

[Signature]