

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-24474

Send Tax Notice To: Fritz Clinic, LLC

120 Oxmoor Blvd
Suite 180
Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents (\$295,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **SK Real Estate, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Fritz Clinic, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Units 100 and 150, Building 1200, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument #20040802000426220 and amended in Instrument #20050113000020340 and further amended in Instrument #20050819000428280; and B y-Laws thereto as recorded in Instrument #20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, Phase III, a Condominium, being attached to the Map and Survey of Providence Park, Phase III, a Condominium, as recorded in Map Book 35, Page 101, in said Probate Office. Situated in Shelby County, Alabama.

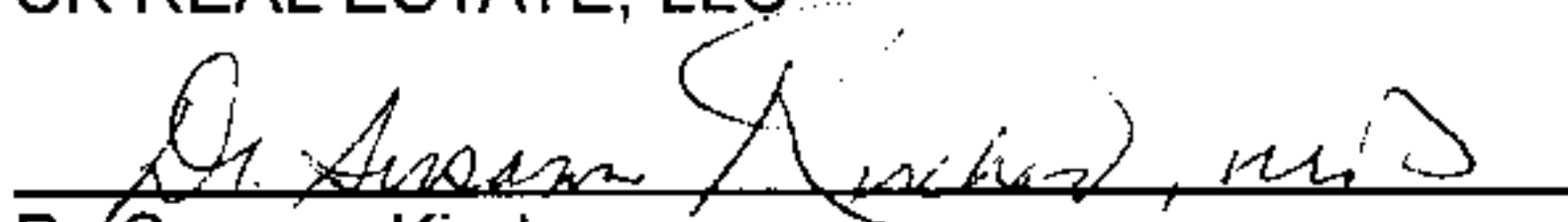
\$295,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of February, 2018.

SK REAL ESTATE, LLC


By Susann Kircher
Managing Member

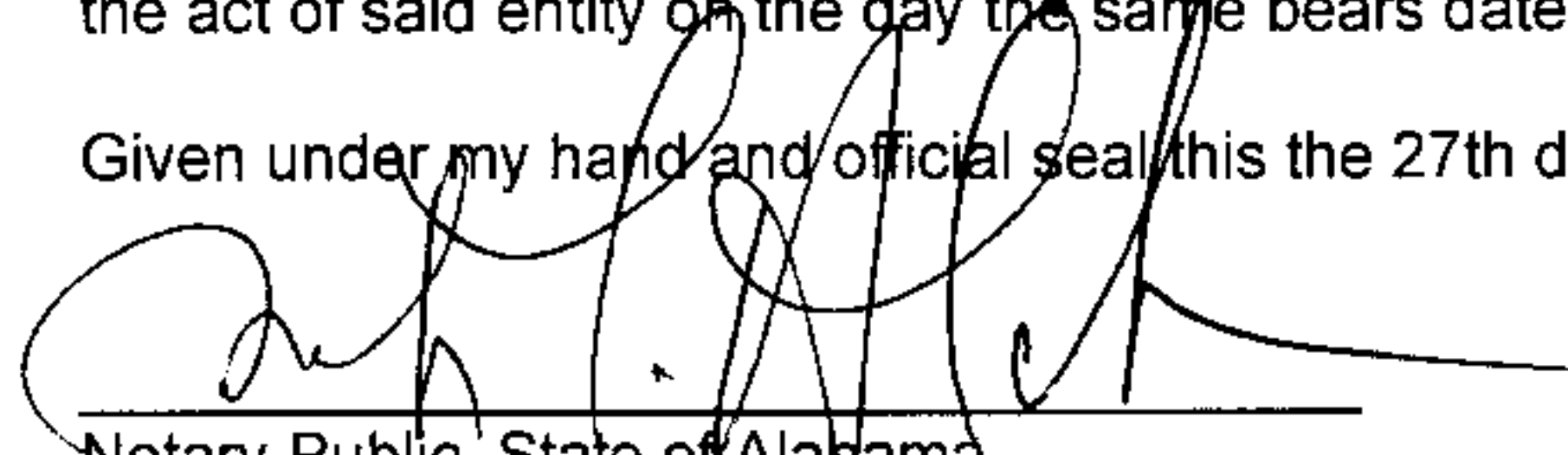
State of Alabama

County of Shelby


20180302000068670 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/02/2018 02:10:14 PM FILED/CERT

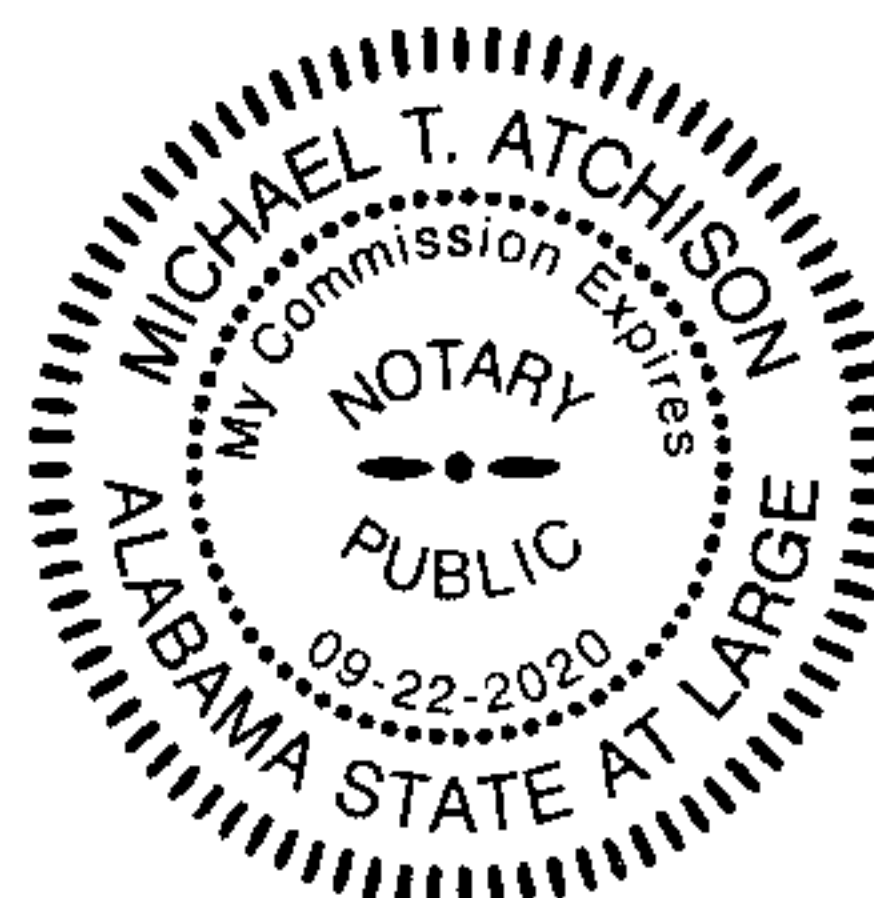
I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Susann Kircher as Managing Member of SK Real Estate, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2018.


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



Real Estate Sales Validation Form

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

Grantor's Name SK Real Estate, LLC
Mailing Address 1200 Providence Park, Suite 100
Birmingham, AL 35242

Grantee's Name Fritz Clinic, LLC
Mailing Address 120 Oakmore Blvd Suite 180
Birmingham, AL

Property Address 1200 Providence Parkway, 100-150
Birmingham, AL 35242

Date of Sale February 27, 2018
Total Purchase Price \$295,000.00

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	☐ Appraisal
☒ Sales Contract	☐ 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 of 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 February 27, 2018

Print SK Real Estate, LLC

Unattested

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



20180302000068670 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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Form RT-1