

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
NAP Properties, LLC
c/o Albert J. Trousdale, II
113 E. Tennessee Street
Florence, AL 35630

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Fifty Thousand and 00/100 (\$850,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Joyner Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **NAP Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit B, in Benson Greystone Centre, as established by that certain Declaration of Condominium of Benson Greystone Centre, which is recorded in Instrument 2001-40609, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, said Plan being filed for record in map of Benson Greystone Centre recorded in Map Book 28, Page 139, to which said Declaration of Condominium, the By-Laws of Benson Greystone Centre Condominium Owners Association is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit by said Declaration of Condominium of Benson Greystone Centre thereto.

ALSO TOGETHER WITH those certain easement rights granted by the Greystone Centre Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1998-15030, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Restrictions as shown by map of "Taylor Properties Addition to U.S. Highway No. 280", recorded in Map Book 23, Page 47, in the Probate Office of Shelby County, Alabama.
4. Restrictions, conditions, covenants and easement rights granted by the Greystone Centre Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 1998-15030, in the Probate Office of Shelby County, Alabama.
5. Mineral and Mining rights and rights incident thereto recorded in Instrument 1996-42434, in the Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company as recorded in Deed Book 131, Page 177 and Deed Book 111, Page 408, in the Probate Office of Shelby County, Alabama.
7. Right of Way to Shelby County, recorded in Deed Book 95, Page 503, in the Probate Office of Shelby County, Alabama.
8. Right of Way to the State of Alabama, recorded in Deed Book 295, Page 520, in the Probate Office of Shelby County, Alabama.
9. Subject to a right of way 30 feet in width as set out in Deed Book 183, Page 434, in the Probate Office of Shelby County, Alabama.
10. Easement to Alabama Power Company recorded in Instrument 20040102000000330, in the Probate Office of Shelby County, Alabama.
11. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium for Benson Greystone Centre which is recorded in Instrument 2001-40609, and in the Bylaws of Benson Greystone Centre Condominium Owners Association attached thereto as Exhibit "D", in said Probate Office of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This deed is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 20th day of March, 2018.

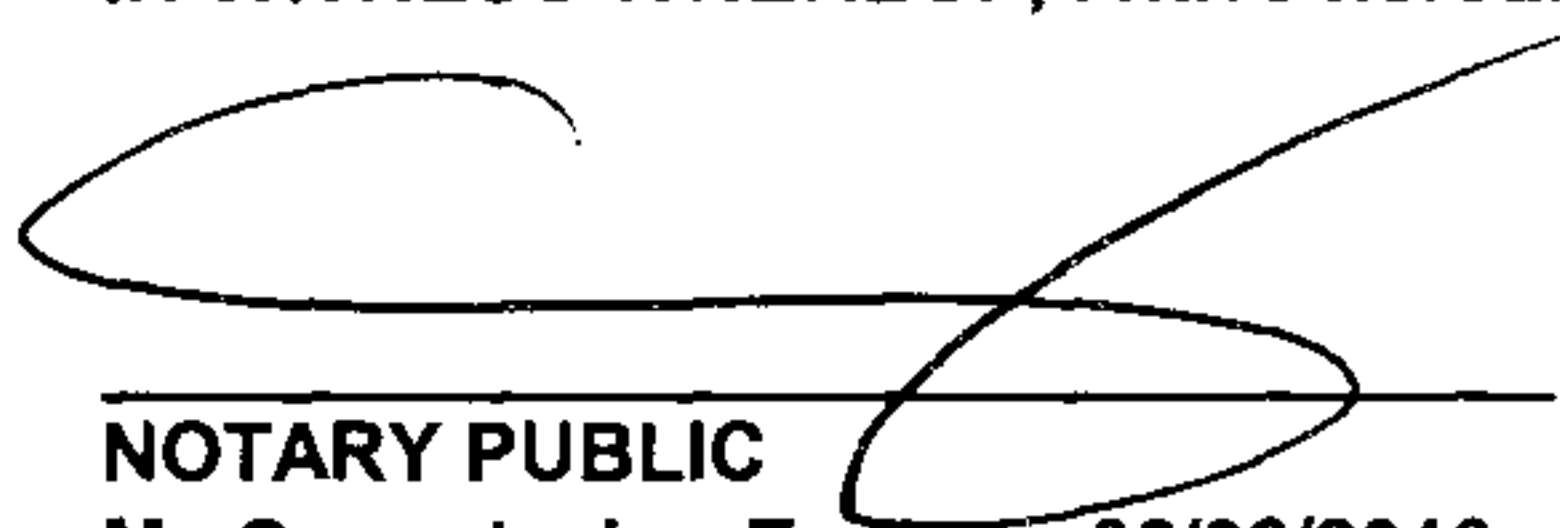
Joyner Properties, LLC

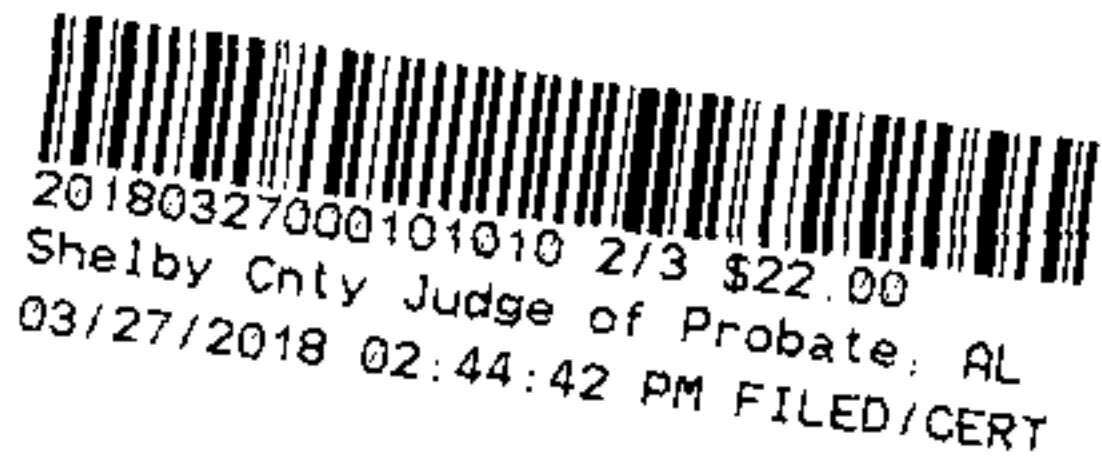
By: 
Danita E. Joyner
Its: Sole Member

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Danita E. Joyner, whose name as Sole Member of Joyner Properties, 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 Sole member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of March, 2018.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



Real Estate Sales Validation Form

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

Grantor's Name Joyner Properties, LLC

Grantee's Name NAP Properties, LLC

Mailing Address 119 Cherry Laurel Lane
Ridgeland, MS 39157

Mailing Address 113 E. Tennessee Street
Florence, AL 35630

Property Address 5530 Highway 280
Birmingham, AL 35242

Date of Sale March 20, 2018

Total Purchase Price \$ 850,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20180327000101010 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/27/2018 02:44:42 PM FILED/CERT

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/ Assessor's Appraised Value

☐ Sales Contract

☒ 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).

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: _____

Joyner Properties, LLC

Print Danita E. Joyner, Sole Member

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)