


STATE OF ALABAMA)
COUNTY OF SHELBY)


20180417000127680 1/4 \$184.00
Shelby Cnty Judge of Probate, AL
04/17/2018 09:00:40 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred and Sixty Thousand and No/100 Dollars (\$660,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, **2151, L.L.C.**, an Alabama limited liability company (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **2151 Pelham Parkway, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama to wit: **Refer to Exhibit A attached hereto and incorporated by reference herein.**

TOGETHER WITH all and singular the improvements situated thereon or attached thereto and all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

\$500,000.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

This conveyance is made subject to the following:

1. *Ad valorem* taxes for 2018 and subsequent years not yet due and payable.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Current zoning classification.
4. Rights of way granted to Alabama Power Company by instruments recorded in Volume 158, Page 109; Volume 251, Page 773 and Volume 297, Page 359.
5. Rights of the tenant in possession of the Property.
6. All matters that would be described in a current survey of the Property.

The undersigned are the only two members of 2151, L.L.C. and are one and the same as the two members identified in the Articles of Organization of 2151, L.L.C. recorded as Instrument #20070416000175220 in the Probate Office of Shelby County, Alabama.

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

And Grantor does for itself and its successors and assigns covenant with the Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

2151, LLC
2870 Old Rocky Ridge Road
Birmingham, Al. 35243

2151 Pelham Parkway, LLC
3120 Overton Drive
Birmingham, Al. 35209

Property Address: 2151 Pelham Parkway, Pelham, Alabama

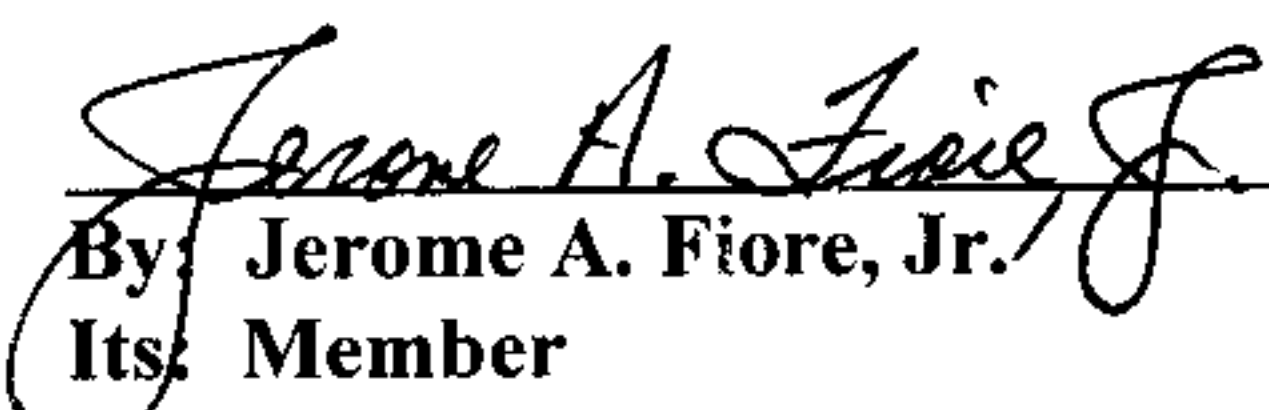
Purchase Price: \$660,000.00


The Purchase Price of the Property can be verified by the closing statement.


IN WITNESS WHEREOF, Grantor by and through its members has executed this Warranty Deed on this the 12th day of April, 2018.

GRANTOR:

2151, L.L.C.,
an Alabama limited liability company


By: Jerome A. Fiore, Jr.
Its: Member

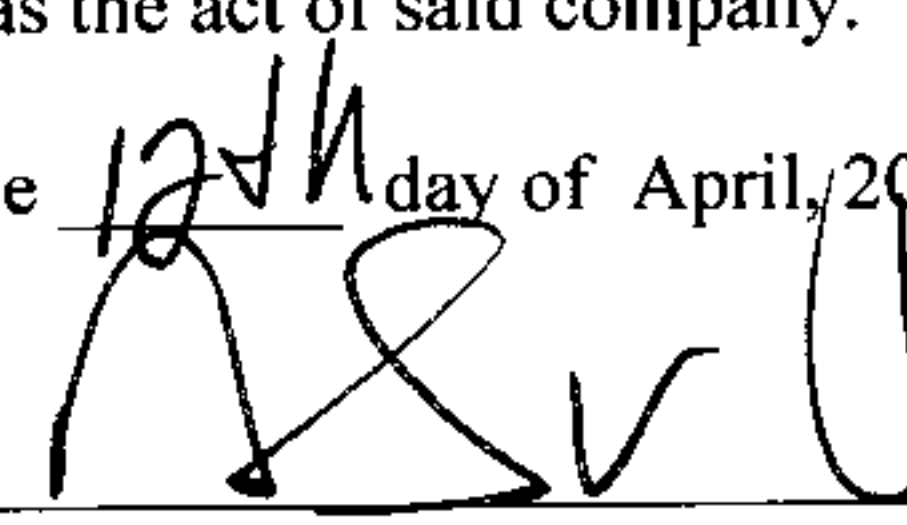

By: John W. Boone
Its: Member


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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

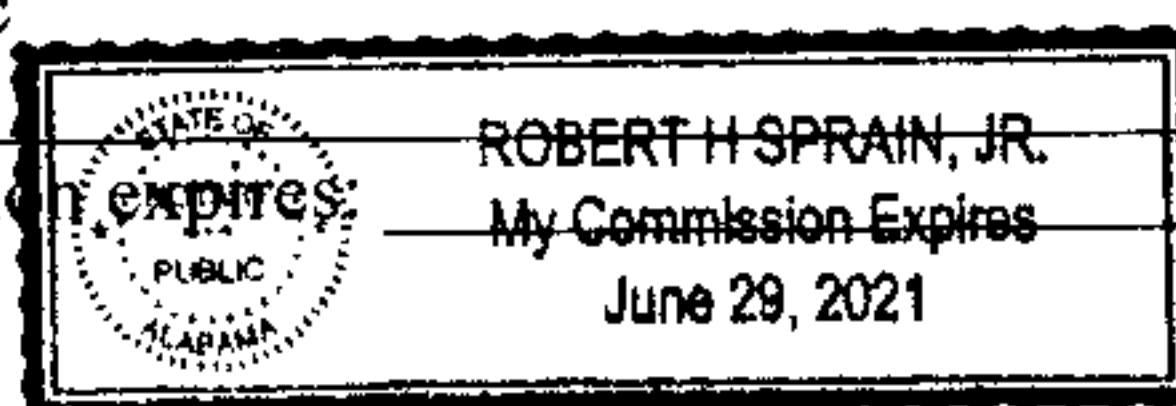
I, the undersigned Notary Public in and for said County and said State, hereby certify that John W. Boone and Jerome A. Fiore, Jr., whose names as Members of 2151, L.L.C., an Alabama limited liability company, are signed to the foregoing Warranty Deed and who are known to me acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they as such Members of 2151, LLC and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 12th day of April, 2018.


Notary Public

Name: _____

My commission expires: _____



This instrument was prepared by:

Robert H. Sprain, Jr., Esq.
Friedman, Dazzio Zulanas Bowling P.C.
3800 Corporate Woods Drive
Birmingham, AL 35242

Send Tax Notice To:

Ben Henderson III
3120 Overton Drive
Birmingham, Al. 35209



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Exhibit A
Legal Description of Property

From the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, run Westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 313.96 feet; thence turn an angle of $99^{\circ} 00' 40''$ to the left and run SE 175 feet; thence turn an angle of $66^{\circ} 06'$ to the right and run SW 224.93 feet to the point of beginning of the land herein described and conveyed; thence continue SW along the last said course for 250 feet, more or less, to a point on the East right of way line of US 31 Highway; thence turn an angle of 95° to the left and run SE along the East right of way line of said highway for 104.71 feet; thence turn an angle of 85° to the left and run NE 250 feet; thence turn an angle of 95° to the left and run NW 104.71 feet to the point of beginning. This land being part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West.

AND:

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 313.96 feet; thence $99^{\circ} 00' 40''$ left in a SE direction a distance of 175 feet; thence $66^{\circ} 06'$ right in a SW direction a distance of 342.93 feet, more or less, to the NE side of a building and the point of beginning; thence 90° right in a NW direction, along the NE side of said building a distance of 0.5 feet to the Northerly corner of said building; thence 90° left in a SW direction along the NW side of said building a distance of 132 feet, more or less, to the East right of way line of US Highway 31; thence 95° left in a SE direction along the East right of way of said highway a distance of 0.5 feet; thence 85° left in a NE direction a distance of 132 feet, more or less, to the point of beginning.

Subject property being situated in Shelby County, Alabama


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