

THIS INSTRUMENT WAS PREPARED BY:

20180417000128540
04/17/2018 12:58:42 PM
DEEDS 1/3

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of THREE HUNDRED AND NO/100 DOLLARS (\$300,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **CALVINE SOUTH, LLC**, an Alabama limited liability company, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **MPWR HOLDINGS, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 14, in Two-Eighty Village, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070131000045880, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium, a plan, is attached as Exhibit "C" thereto, and as recorded in the Record Plat of Two-Eighty Village, a Condominium, in Map Book 38, Page 36, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Two-Eighty Village Association, Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and

privileges incident or appurtenant thereto, unto **MPWR HOLDINGS, LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, CALVINE SOUTH, LLC, an Alabama limited liability company, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 13th day of April, 2018

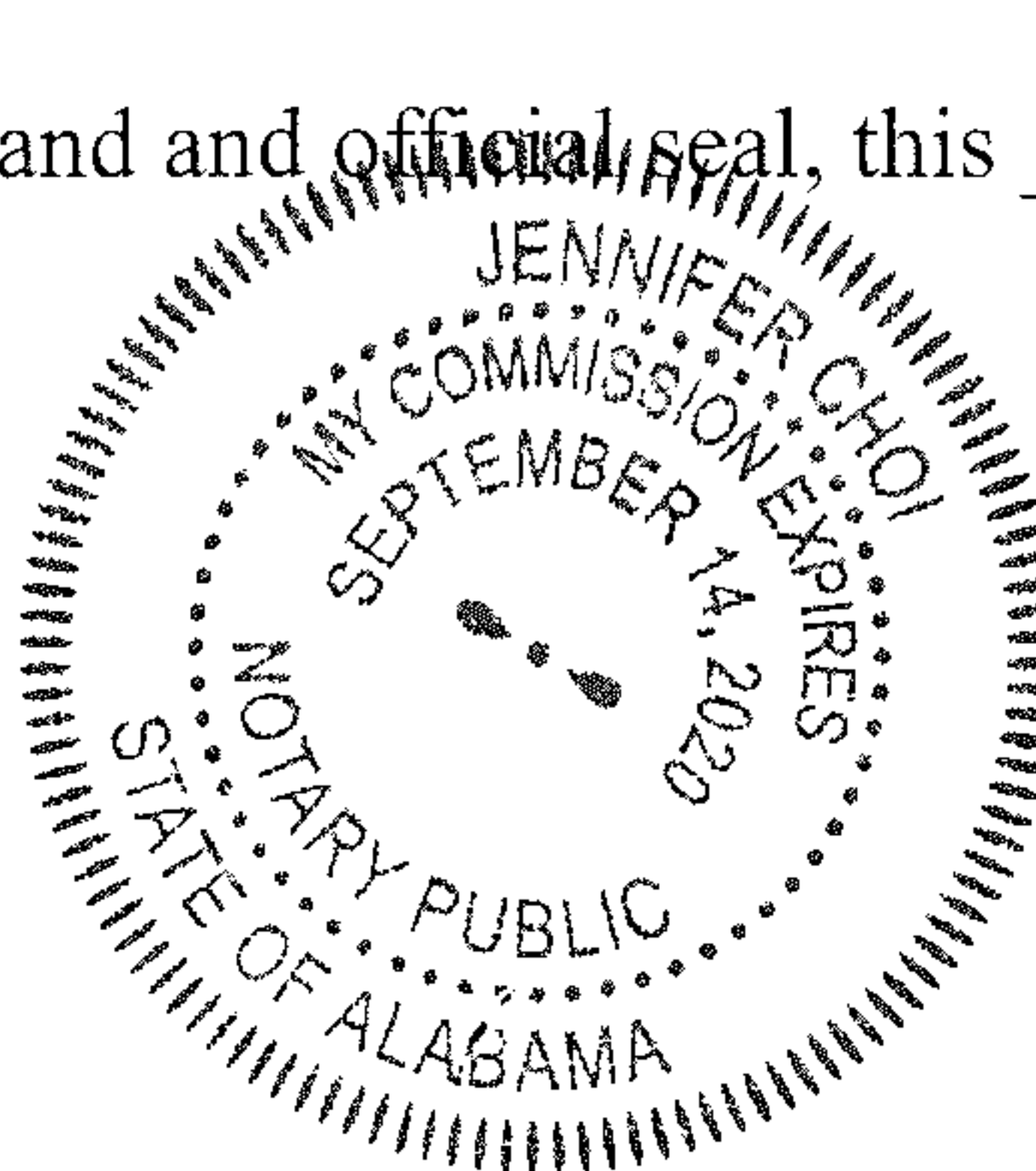
CALVINE SOUTH, LLC,
An Alabama Limited Liability Company

By: [Signature]
ITS: Managing member

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Todd Murphy, whose name as Managing member of CALVINE SOUTH, 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 said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 13th day of April, 2018.
[Signature]
Notary Public



My Commission Expires: 9/14/2020

20180417000128540 04/17/2018 12:58:42 PM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name CALVINE SOUTH LLC
Mailing Address 9 Shephard Gap Road
Leeds, AL 35094

Grantee's Name MPWR Holdings, LLC
Mailing Address 1008 Old Mill Run
Leeds, AL 35094

Property Address 2803 Greystone Commercial Blvd
Unit 14
Hoover, AL 35242

Date of Sale 4/13/2018
Total Purchase Price \$ 300,000.00
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 4/13/2018

Print Burt Newsome

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/17/2018 12:58:42 PM
\$81.00 CHERRY
20180417000128540

[Signature]

Form RT-1