

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
MLS Investments 3, LLC
233 Winton Blount Loop
Montgomery, AL 36117

STATUTORY
WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Three Hundred Twenty-Nine Thousand Nine Hundred and No/100 Dollars (\$329,900.00), which is the total purchase price, in hand paid to the undersigned, Gateway, an Alabama non-profit corporation (hereinafter referred to as "GRANTOR"), by MLS Investments 3, LLC (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2018 and subsequent years and not yet due and payable;
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record; and
4. See attached Exhibit "B".

\$303,722.00 of the purchase price/consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

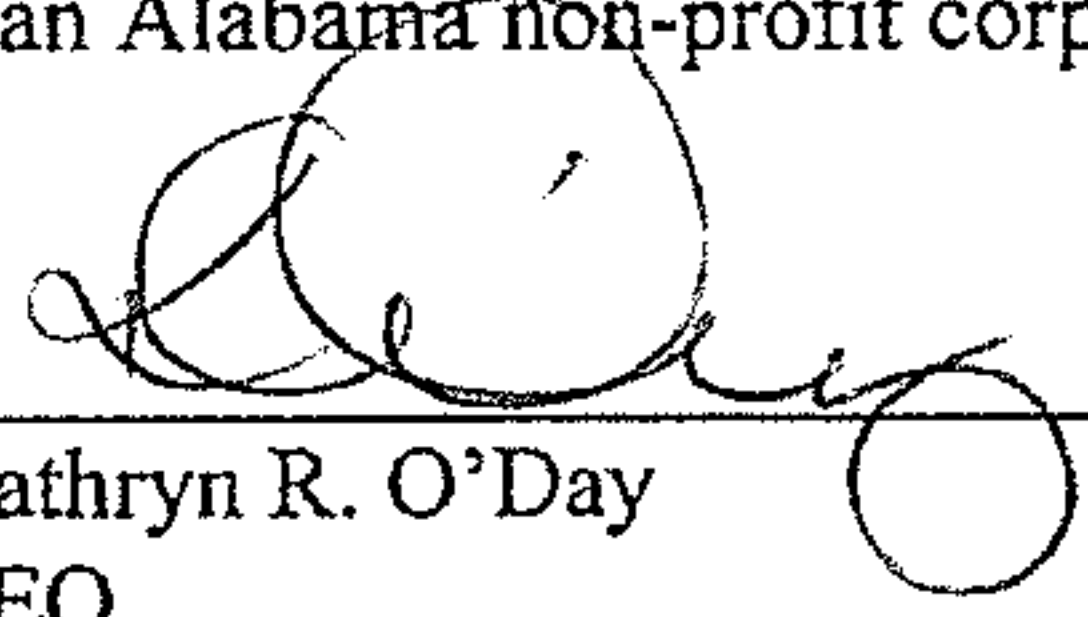
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

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.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereto executed this document this 2 day of May, 2018.

Gateway, an Alabama non-profit corporation


By: Kathryn R. O'Day
Its: CEO

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Kathryn R. O'Day, whose name as CEO of Gateway, an Alabama non-profit corporation, 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 document, she, as such officer and with full authority, executed the same voluntarily for and as the act of said non-profit corporation.

Given under my hand and official seal this 2 day of May, 2018.


NOTARY PUBLIC
My commission expires: August 4, 2020



Exhibit "A"

PARCEL I:

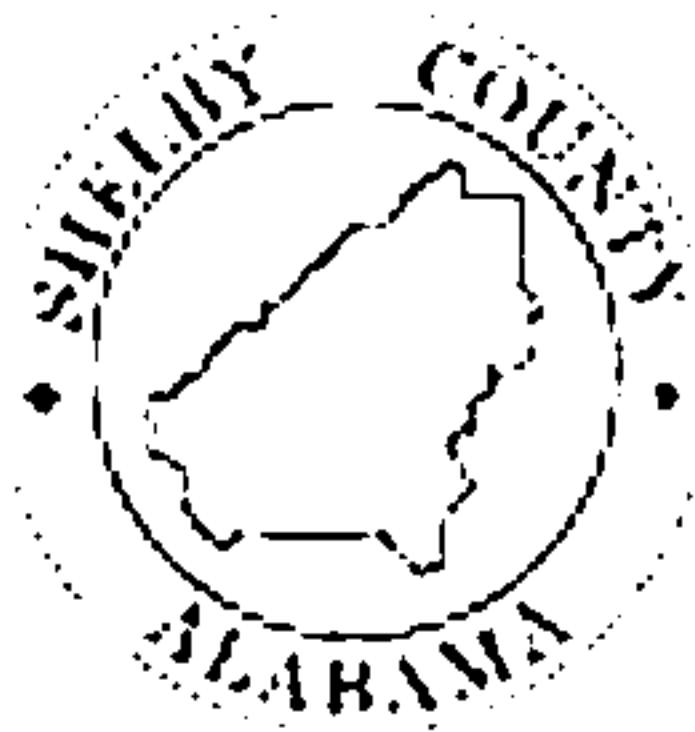
Lot 2, according to the Survey of Office Park Partners Survey of Business Circle, as recorded in Map Book 36, Page 68, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Rights obtained that constitute an interest in real estate under that certain Declaration and Grant of Rights, Covenants and Easements by Business Circle Owner's Association dated March 1, 2006, recorded in Instrument Number 20060511000224230, in the Probate Office of Shelby County, Alabama, and being affected by that certain Partial Termination and Release of Declaration and Grant of Rights, Covenants and Easements dated June 1, 2013, and recording in Instrument Number 20131108000440790, in the Probate Office of Shelby County, Alabama.

Exhibit "B"

1. Declaration and Grant of Rights, Covenants and Easements recorded in Instrument Number 20060511000224230 as affected by Partial Termination and Release of Declaration and Grant of Rights, Covenants and Easements recorded in Instrument Number 20131108000440790.
2. Notes as shown on recorded map(s).
3. Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 102, Page 397; Deed Book 127, Page 597; and Deed Book 223, Page 80.
4. Right of Way granted to the City of Pelham as recorded in Deed Book 341, Page 725.
5. Easement for sanitary sewer service line granted to John P. Howland, Jr. as recorded in Instrument Number 20080815000329260. (Parcel II)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/16/2018 12:56:53 PM
\$53.50 JESSICA
20180516000168970

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.

REAL ESTATE SALES VALIDATION QUESTIONNAIRE
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:
Gateway, an Alabama non-profit corporation

Grantee's Name:
MLS Investments 3, LLC

Mailing Address:
1401 20th Street South
Birmingham, AL 35205

Mailing Address:
233 Winton Blount Loop
Montgomery, AL 36117

Property Address:
333 Business Circle
Pelham, AL 35124

Date of Sale: May 2, 2018

Total Purchase Price: \$329,900.00

or

Current Assessor's MV: \$ _____

Documentary Evidence provided:

X Closing Statement

_____ Bill of Sale

_____ Sales Contract

_____ Other: _____

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Najjar Denaburg, P.C.

Date: 5/ 2 /2018

Sign: _____

By: A handwritten signature in black ink, appearing to be "Richard W. Theibert", is written over the line.
Richard W. Theibert
Its: Attorney at Law
(Closing Agent)