

This instrument was prepared by:
William D. Hasty, Jr.
2090 Columbiana Road, Suite 2000
Birmingham, Alabama 35216

Send tax notice to:
147 Business Center Drive, LLC
147 Business Center Drive
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Million Seventy-Five Thousand and No/100 Dollars (\$1,075,000.00) and other good and valuable consideration in hand paid to ROBERT C. ROUGEAUX, MARY L. ROUGEAUX, EUGENE MANVILLE AND ELLEN L. MANVILLE, (herein collectively referred to as grantor), the receipt and sufficiency of which is hereby acknowledged, the said grantor does hereby grant, bargain, sell and convey unto 147 BUSINESS CENTER DRIVE, LLC, an Alabama limited liability company, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the East ½ of the SW ¼ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of Lot 3B, 2nd Amendment Commercial Subdivision Riverchase East, First Sector, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 139, run in a Northerly direction along the West line of said Lot 3B for a distance of 28.21 feet to an existing iron pin, being the point of beginning; thence 90° to the left in a Westerly direction for a distance of 323.60 feet; thence 90° to the left in a Southerly direction 155 feet; thence 90° to the left in an Easterly direction 323.60 feet; thence 90° left in a Northerly direction 155 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to the following:

1. Title to all minerals within and underlying the premises, together with all 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 as recorded in Deed Book 233, Page 432, in the Probate Office of Shelby County, Alabama.
2. Less and except any part of the Land lying within the right of way of a public road.
3. Declaration of Protective Covenants as recorded in Book 21, Page 339, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 523; Book 139, Page 157; Book 167, Page 104; Book 182, Page 543 and Book 219, Page 581, in the Probate Office of Shelby County, Alabama.
5. Right of Way to Shelby County as recorded in Book 177, Page 29, in the Probate Office of Shelby County, Alabama.
6. Maps, Easements and building line as shown on map recorded in Map Book 8, Page 170, in the Probate Office of Shelby County, Alabama.
7. Rights of interested parties under outstanding unrecorded leases.





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

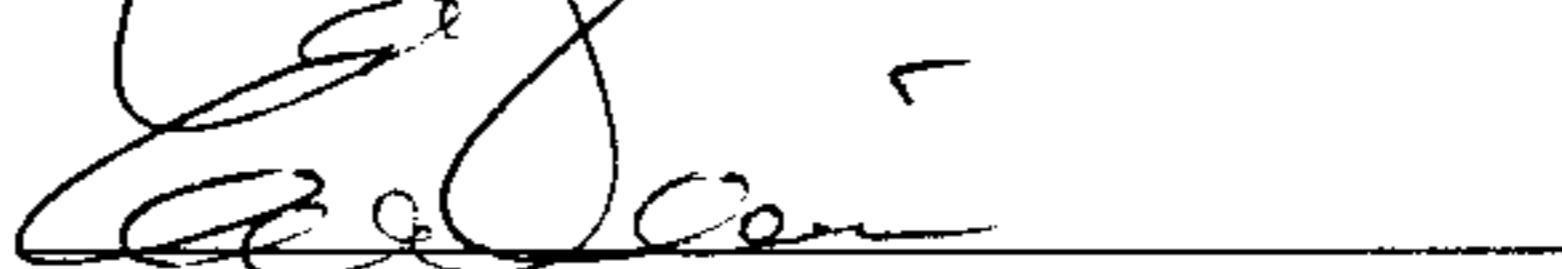
And grantor does, for its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns, shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 18 day of May, 2018.


Robert C. Rougeaux


Mary L. Rougeaux


Eugene Manville


Ellen L. Manville


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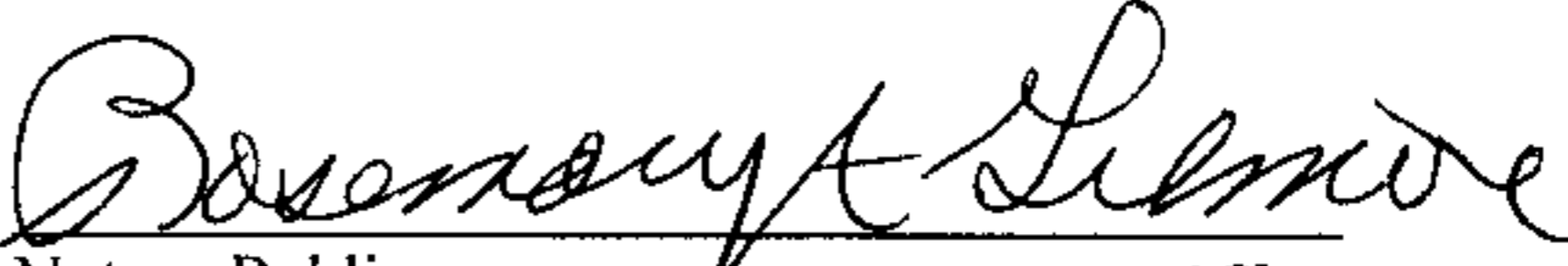
STATE OF ALABAMA
Jefferson COUNTY

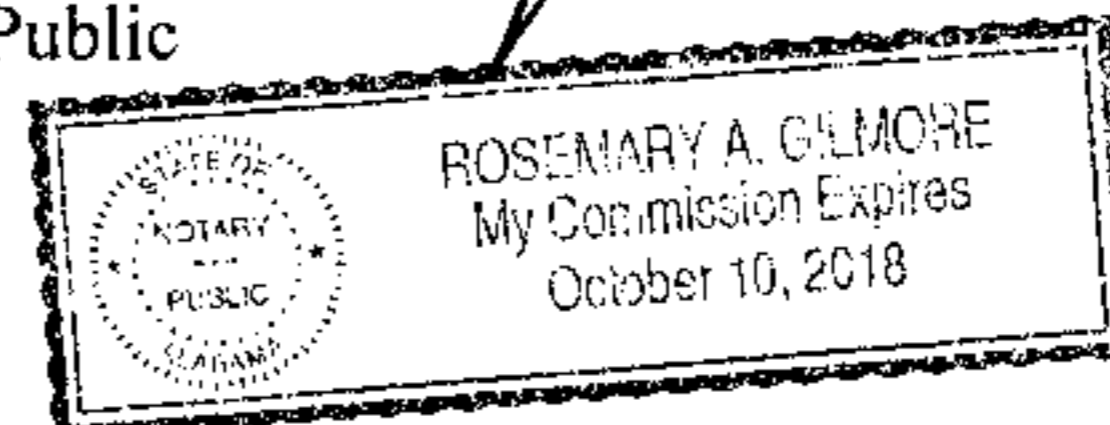
General Acknowledgment

I, Rosemary A. Gilmore, a Notary Public in and for said County, in said State, hereby certify that **ROBERT C. ROUGEAUX, MARY L. ROUGEAUX, EUGENE MANVILLE AND ELLEN L. MANVILLE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same on the day the same bears date.

Given under my hand and official seal, this 18 day of May, 2018.

My Commission Expires


Notary Public



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Robert & Mary Rougeaux</u>	Grantee's Name	<u>147 Business Center Drive, LLC</u>
Mailing Address	<u>Eugene & Ellen Manville</u>	Mailing Address	<u>147 Business Center Drive</u>
	<u>c/o 208 North Way</u>		<u>Hoover, Alabama 35244</u>
	<u>Birmingham, Alabama 35242</u>		
Property Address	<u>147 Business Center Drive</u>	Date of Sale	<u>May 18, 2018</u>
	<u>Hoover, Alabama 35244</u>	Total Purchase Price	<u>\$1,075,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 May 18 2018

☐ Unattested

(verified by)

Print: Robert C. Rougeaux

Sign: [Signature]

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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