

This instrument prepared by:

William C. Byrd, II
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue,
Birmingham, Alabama 35203
(205) 521-8000

Shelby County, AL 05/31/2018
State of Alabama
Deed Tax: \$250.00

Send Tax Notice to:
Regency Development Partners, LLC
P.O. Box 602
Helena, Alabama 35080

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED


20180531000190740 1/3 \$271.00
Shelby Cnty Judge of Probate, AL
05/31/2018 11:30:33 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned **OAK MOUNTAIN BUSINESS PARK, LLC**, an Alabama limited liability company (the "Grantor"), by **REGENCY DEVELOPMENT PARTNERS, LLC**, an Alabama limited liability company, (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Resurvey of Oak Mountain Business Park, Sector 2, as recorded in Map Book 49, page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

The property conveyed does not constitute any part of the Grantor's homestead.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2018 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid, that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this
31st day of May, 2018.

OAK MOUNTAIN BUSINESS PARK, LLC, an
Alabama limited liability company

Delton Lane Clayton
By: Delton Lane Clayton
Its: Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Delton Lane Clayton, whose name as Manager of Oak Mountain Business Park, 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/she, as such officer and 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 the 31st day of May, 2018.

Lou Pierce
Notary Public

AFFIX SEAL



My commission expires: 10-11-20


20180531000190740 2/3 \$271.00
Shelby Cnty Judge of Probate, AL
05/31/2018 11:30:33 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Oak Mountain Business Park *
Mailing Address P.O. Box 602
Helena, AL 35080
* LLC

Grantee's Name Regency Development Partners, LLC
Mailing Address P.O. Box 602
Helena, AL 35080

Property Address Lot 2 of Oak Mountain
Business Park, Sector 2

Date of Sale _____
Total Purchase Price \$ 250,000.00
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 5-31-18

Print Defton Lane Clayton

Unattested

Sign [Signature]

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20180531000190740 3/3 \$271.00
Shelby Cnty Judge of Probate, AL
05/31/2018 11:30:33AM FILED/CERT