

<b>THIS INSTRUMENT PREPARED BY:</b> Jeff W. Partner Law Offices of Jeff W. Partner, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, Alabama 35209	<b>GRANTEE'S ADDRESS:</b> Carona Alabama Holdings, LLC a Texas limited liability company
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STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) STATUTORY WARRANTY DEED  
 ) [Title Not Examined- No Opinion Expressed]

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION THIRTY SEVEN THOUSAND & NO/100 (\$1,037,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **5 Riverchase Ridge, LLC** (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Carona Alabama Holdings, LLC** a Texas limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 5, according to the Survey of Resurvey of Southwood Office Park, as recorded in Map Book 25, Page 27 and also recorded in Map Book 25, Page 28, in the Probate Office of Shelby County, Alabama.

Property Address: 5 Riverchase Ridge, Hoover, AL 35244

\$944,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

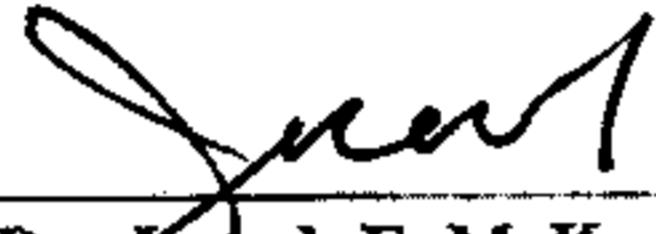
Shelby County, AL 06/04/2018  
State of Alabama  
Deed Tax: \$93.00

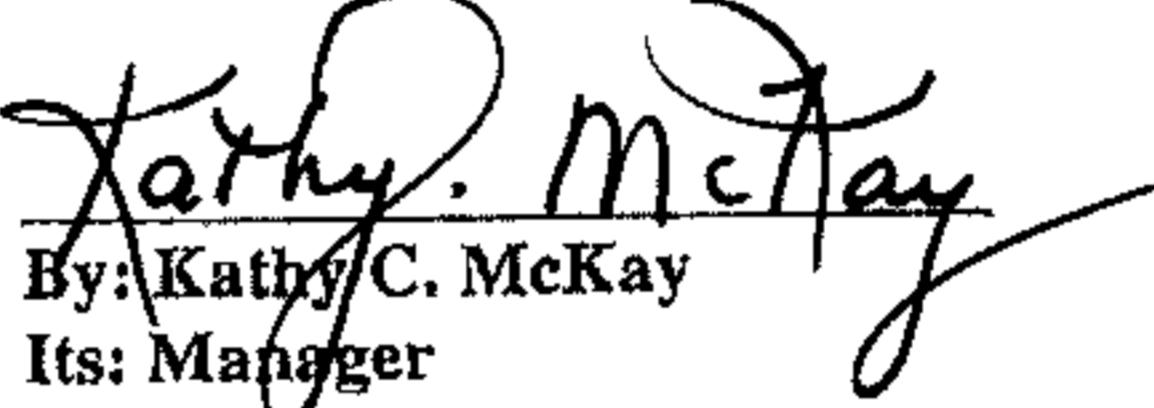


20180604000195050 1/3 \$114.00  
Shelby Cnty Judge of Probate, AL  
06/04/2018 10:57:57 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 31 day of  
May, 2018.

5 Riverchase Ridge, LLC

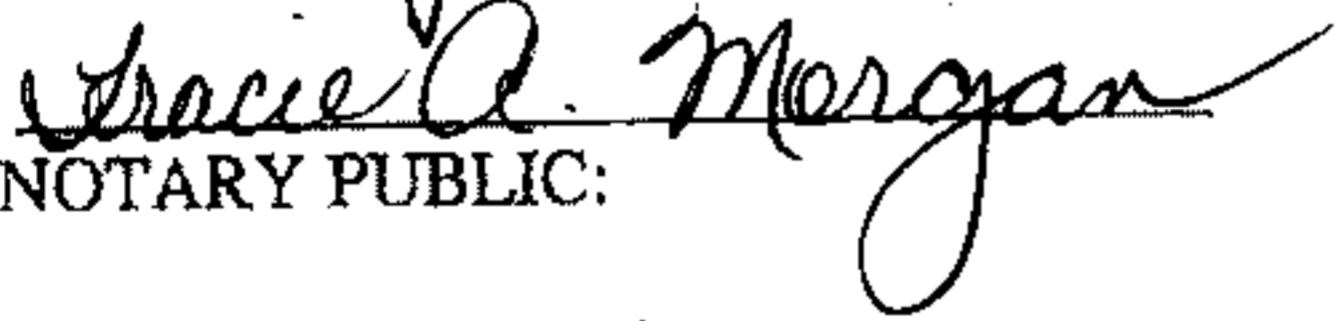
  
By: Joseph E. McKay  
Its: Manager

  
By: Kathy C. McKay  
Its: Manager

STATE OF AL  
COUNTY OF Jefferson

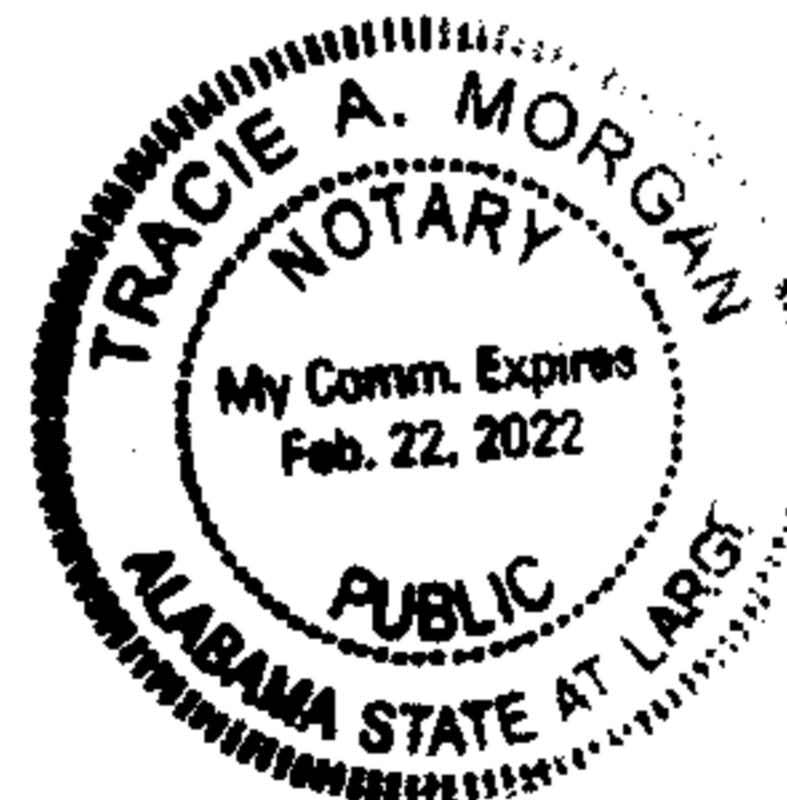
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Joseph E. McKay and Kathy C. McKay as Managers of 5 Riverchase Ridge, LLC, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they as such Managers and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of  
May, 2018.

  
NOTARY PUBLIC:

My Commission Expires:

  
20180604000195050 2/3 \$114.00  
Shelby Cnty Judge of Probate, AL  
06/04/2018 10:57:57 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 5 Riverchase Ridge, LLC  
Mailing Address 1916 River Woods Road  
Hoover, AL 35244

Grantees Name Carona Alabama Holdings, LLC  
Mailing Address 5401 N. Central Express Way, Suite 300  
Dallas, TX 75205

Property Address: 5 Riverchase Ridge  
Hoover, AL 35244

Total Purchase Price \$1,037,000.00

Assessor's Market Value \$800,700.00

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  Appraisal  
 Sales Contract  Other  
 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.

### Institutions

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 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 Kathy C. McKay

  
20180604000195050 3/3 \$114.00  
Shelby Cnty Judge of Probate, AL  
06/04/2018 10:57:57 AM FILED/CERT

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one