

Prepared By:
NRS Title, Alabama, LLC
Tom A. Bingham
5555 Glenridge Connector
Suite 400
Atlanta, GA 30342
File Number 1836361CN

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Unfinished Building, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto **Ashaz Properties LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), in fee simple, the following described Real Estate (hereinafter referred to as the PROPERTY), to wit:

See Exhibit "A" Attached

TO HAVE AND TO HOLD, to **Ashaz Properties LLC, an Alabama limited liability company**, in fee simple.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof (the "Exceptions").

This conveyance is made under express authority of Code of Alabama, 1975, as amended. And Grantor does for itself and its successors and assigns, covenant with said **Ashaz Properties LLC, an Alabama limited liability company**, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except as set forth in the Exceptions; that Grantor has good right to sell and convey the same as aforesaid and; that Grantor will, and that its successors and assigns shall, warrant and defend the same to the said **Ashaz Properties LLC, an Alabama limited liability company**, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Signatures on Following Page

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the date executed in the acknowledgment below.

GRANTOR:

Unfinished Building, LLC, an Alabama limited liability company

By: Shannon Investment Realty, LLC, its Manager

BY: 

Name: Len B. Shannon III

Title: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Len B. Shannon III, as Manager of Shannon Investment Realty, LLC, being the Manager of **Unfinished Building, LLC, an Alabama limited liability company**, whose name(s) is/are signed to the foregoing instrument, and who is known to me, acknowledged before me, that, being informed of the contents of this instrument, he did execute the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Sworn and subscribed to before me this 31st day of May, 2018.


Notary Public

My Commission Expires: June 16th, 2021

Grantee's Address:
12544 Darvish Lane
Alpharetta, GA 30005



20180604000195930 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
06/04/2018 02:42:40 PM FILED/CERT

EXHIBIT "A"

Lot 3, according to the Survey of Dinsmore Resurvey, as recorded in Map Book 26, Page 94, in the Probate Office of Shelby County, Alabama.



20180604000195930 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
06/04/2018 02:42:40 PM FILED/CERT

EXHIBIT "B"

Exceptions

1. Taxes and assessments for the year 2018, and subsequent years, not yet due and payable.
2. Any minerals or mineral rights not owned by Grantor.
3. Right of way granted to Alabama Power Company recorded in Volume 251, at page 508; Volume 251, at page 506 and Volume 130, at Page 302, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Declaration of easement joint access, drainage pipe, sewer pipe and construction/maintenance/repair of retaining wall as set forth in Instrument No. 1997-27813 and Instrument No. 1997-29355 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Declaration of easement and restrictions and join maintenance agreement as recorded in Instrument No. 1998-20066 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Restrictive covenants and conditions contained in lease to IHOP Properties, Inc., as recorded in Instrument No. 1998-20067 and Instrument No. 2000-21562 in the Office of the Judge of Probate of Shelby County, Alabama.



20180604000195930 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
06/04/2018 02:42:40 PM 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:	Unfinished Building, LLC, an Alabama limited liability company	Grantee's Name:	Ashaz Properties LLC, an Alabama limited liability company
Mailing Address:	1616 2nd Avenue South Suite 100 Birmingham, AL 35233	Mailing Address:	12544 Darvish Lane Alpharetta, GA 30005
Property Address:	2111 Old Montgomery Highway Pelham, AL 35124	Date of Sale:	June 1, 2018
		Actual Value:	\$1,225,000.00

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.

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.

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.

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).

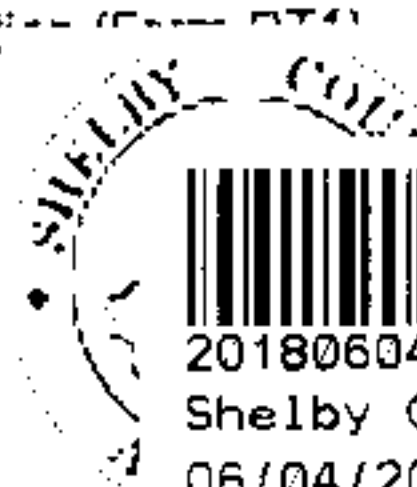
Date: 6/1/2018
 _____ Unattested _____
 (verified by)

Print: Len Shaw
 Sign: [Signature]
 Agent

Real Estate Sales Validation

Filed and Recorded
Official Public Records

1836361CN



20180604000195930 5/5 \$28.00
 Shelby Cnty Judge of Probate, AL
 06/04/2018 02:42:40 PM FILED/CERT

ter, Probate Judge,

A handwritten signature in dark ink, likely belonging to the Probate Judge, is written over the printed name.