


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To: **AL Hoover Hwy 119, LLC**
Attn: Property Management
550 S. Main Street, Suite 300
Greenville, SC 29601

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20180807000280400 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/07/2018 10:20:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Cahaba Valley Road Development, L.L.C.** whose mailing address is **60 Chelsea Corners Suite 121, Chelsea, Alabama 35043** (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto **AL Hoover Hwy 119, LLC**, a South Carolina limited liability company, (herein referred to as Grantee, whether one or more) whose mailing address is **550 South Main Street Suite 300, Greenville, South Carolina 29601**, in the following described real estate, situated in Shelby County, Alabama, the address of which is **#7 Huddle Drive, Hoover, Alabama**, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2018 and thereafter; (2) Mineral and mining rights not owned by the Grantor; (3) Covenants by Ron Kittinger and Joyce Kittinger dated September 30, 1988 and recorded in Deed Book 209, Page 12; (4) Easement to Alabama Power by instrument dated September 26, 1940 and recorded in Deed Book 109, Page 499; (5) Easement to Alabama Power by instrument dated August 16, 1965 and recorded in Deed Book 239, Page 214.


\$ 1,200,000.00 dollars of the proceeds recited herein were derived from a mortgage loan closed simultaneously with the 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 Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

13 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of July, 2018.

Cahaba Valley Road Development, L.L.C.


By: Brian Smith
Its: Sole Member

STATE OF ALABAMA)
 COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Brian Smith as Sole Member of Cahaba Valley Road Development, L.L.C. whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 13 day of July, 2018.

Notary Public
My Commission Expires: 3-1-22

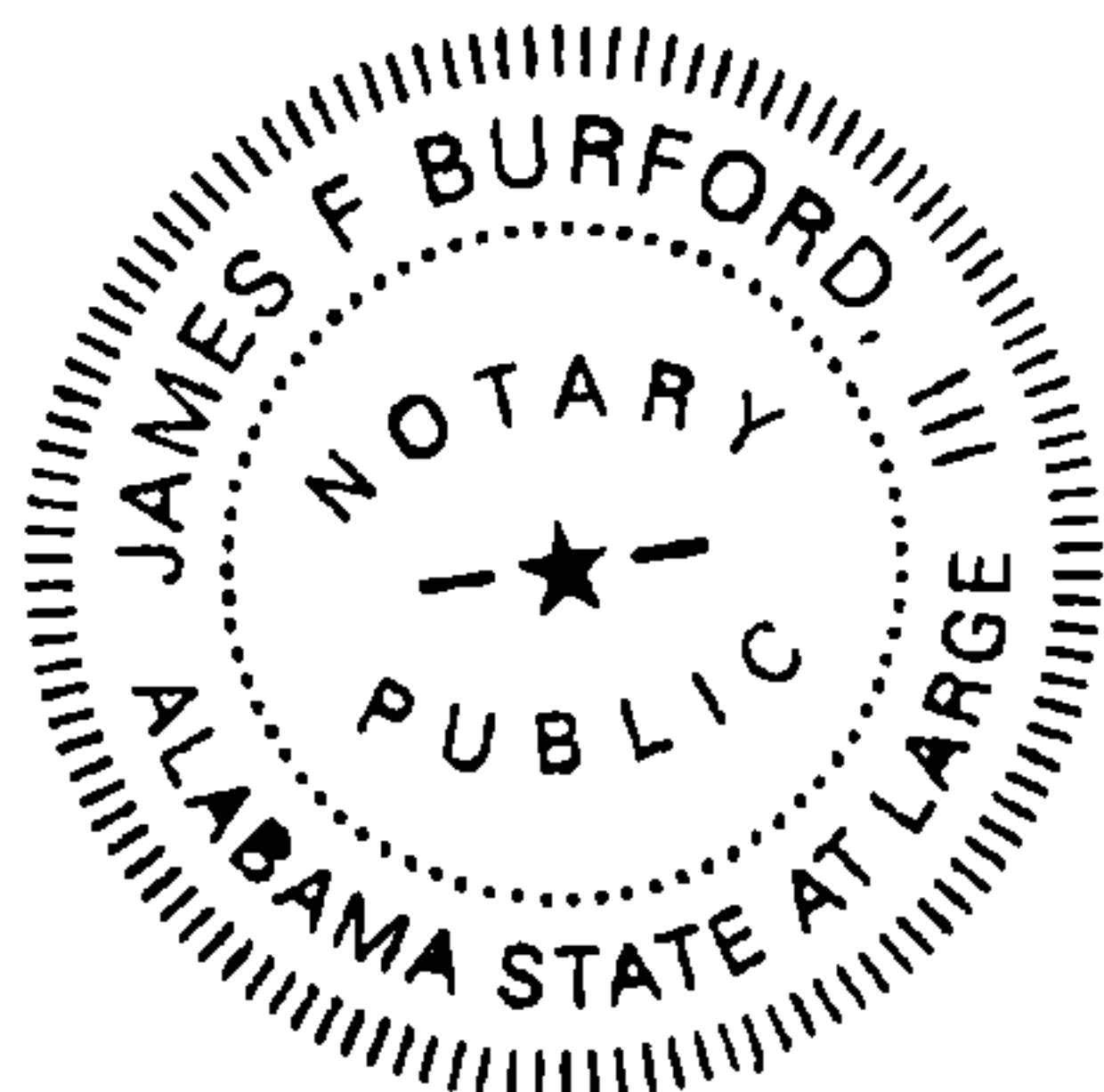


EXHIBIT "A"

That real property situated in the County of Shelby, State of Alabama, described as follows:

All that part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said Northwest Quarter of the Southwest Quarter and run East along the North line thereof for a distance of 389.42 feet to the Point of Beginning; thence from said point of beginning continue East along the last described course for a distance of 256.56 feet to a point; thence turn right 90 degrees, and run South for a distance of 82.98 feet; thence turn left 68 degrees 8 minutes 21 seconds and run Southeasterly for a distance of 454.82 feet to a point on the West line of Alabama Highway 119; thence run right 91 degrees 33 minutes 52 seconds and run in a Southwesterly direction along said right of way for a distance of 144.83 feet to a point; thence turn right 88 degrees 25 minutes 12 seconds and run in a Northwesterly direction for a distance of 720.77 feet to a point; thence turn right 89 degrees 30 seconds and run in a Northeasterly direction for a distance of 126.47 feet to the point of beginning.

Less and Except that portion conveyed to Cahaba Seafood, Inc. by Deed dated October 1, 1984 and recorded in Real Record Book 4, Page 702, more particularly described as follows:

Part of the NW 1/4 of the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the northwest corner of said 1/4-1/4 section, run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 622.72 feet to an existing iron pin being the point of beginning; thence continue along the last mentioned course for a distance of 78.89 feet to an existing iron pin; thence turn an angle to the right of 90° and run in a southerly direction for a distance of 52.00 feet to an existing iron pin; thence turn an angle to the left of 78° 22'16" and run in a southeasterly direction for a distance of 424.85 feet to an existing iron pin being on the northwest right-of-way line of Alabama Highway #119; thence turn an angle to the right of 101°47'47" and run in a southwesterly direction along said northwest right-of-way line for a distance of 125.00 feet to an existing iron pin; thence turn an angle to the right of 88°26'08" and run in a northwesterly direction for a distance of 479.82 feet to an existing iron pin; thence turn an angle to the right of 68°08'21" and run in a northerly direction for a distance of 73.67 feet, more or less, to the point of beginning.



20180807000280400 2/3 \$22.00
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Real Estate Sales Validation Form

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

Grantor's Name

Cahaba Valley Road
Development, LLC
60 Chelsea Corners, Suite 121
Chelsea AL 35043

Grantee's Name

AL Hoover Hwy 119, LLC
550 South Main St
Suite 300
Greenville SC 29601

Mailing Address

Mailing Address

Property Address

7 Huddle Drive
Hoover AL 35242

Date of Sale

Total Purchase Price

7/24/18
\$ 1,200,000.00

Or

Actual Value

\$

Or

Assessor's Market Value

\$



20180807000280400 3/3 \$22.00
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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 – Revenue Commissioner Records

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 validation, 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 ss 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 ss 40-22-1 (h).

Date

7/27/18

Unattested

Shelby Annach
(verified by)

Print

Terrie Streed, Stewart Titb

Sign

Terrie Streed
(Grantor/Grantee/Owner/Agent) circle one