

37 9/11/28 P-09
STATE OF ALABAMA)

20180911000325930

COUNTY OF SHELBY)

09/11/2018 09:30:24 AM

DEEDS 1/4

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, the undersigned, SMBC Leasing and Finance, Inc., a Delaware Corporation, as successor in interest to Sumitomo Bank Leasing and Finance, Inc., a Delaware Corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Bridgestone Retail Operations, LLC, a Delaware limited liability company (herein referred to as "Grantee"), its successors and assigns, the following described property situated in the County of Mobile, State of Alabama, to-wit:

That real property situate in the County of Shelby, State of Alabama, described as follows, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF METRO'S ADDITION TO PELHAM, AS RECORDED IN MAP BOOK 26, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This conveyance is subject to the following:

1. Easements, encumbrances, or claims thereof, not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in this Deed.
4. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
Tax Parcel No. 10-9-31-3-001-019.001.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
7. Encroachment of concrete off of the land as shown on the survey by Melvin R. Reynolds, dated March 2, 2000.

8. Declaration of Restrictive Covenants set out in the deed from Edwin B. Lumpkin to Sumitomo Bank Leasing and Finance, Inc., recorded in Instrument # 2000-15220.
9. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, Page 506, and Deed Book 170, Page 258, as affected by the containment letter dated January 14, 2000, from Donald D. Bailey, Corporate Real Estate, Alabama Power Company.

The mailing address of the Grantee is Bridgestone Retail Operations, LLC, 200 4th Avenue South, Nashville, Tennessee 37201, Attention: Tax Department.

TO HAVE AND TO HOLD, the above described property to the said Grantee, its successors and assigns, forever.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, SMBC Leasing and Finance, Inc., a Delaware Corporation as successor by interest to Sumitomo Bank Leasing and Finance, Inc., a Delaware Corporation, has caused this instrument to be executed by its duly authorized President, this 9th day of September, 2018.

SMBC Leasing and Finance, Inc.,
a Delaware Corporation

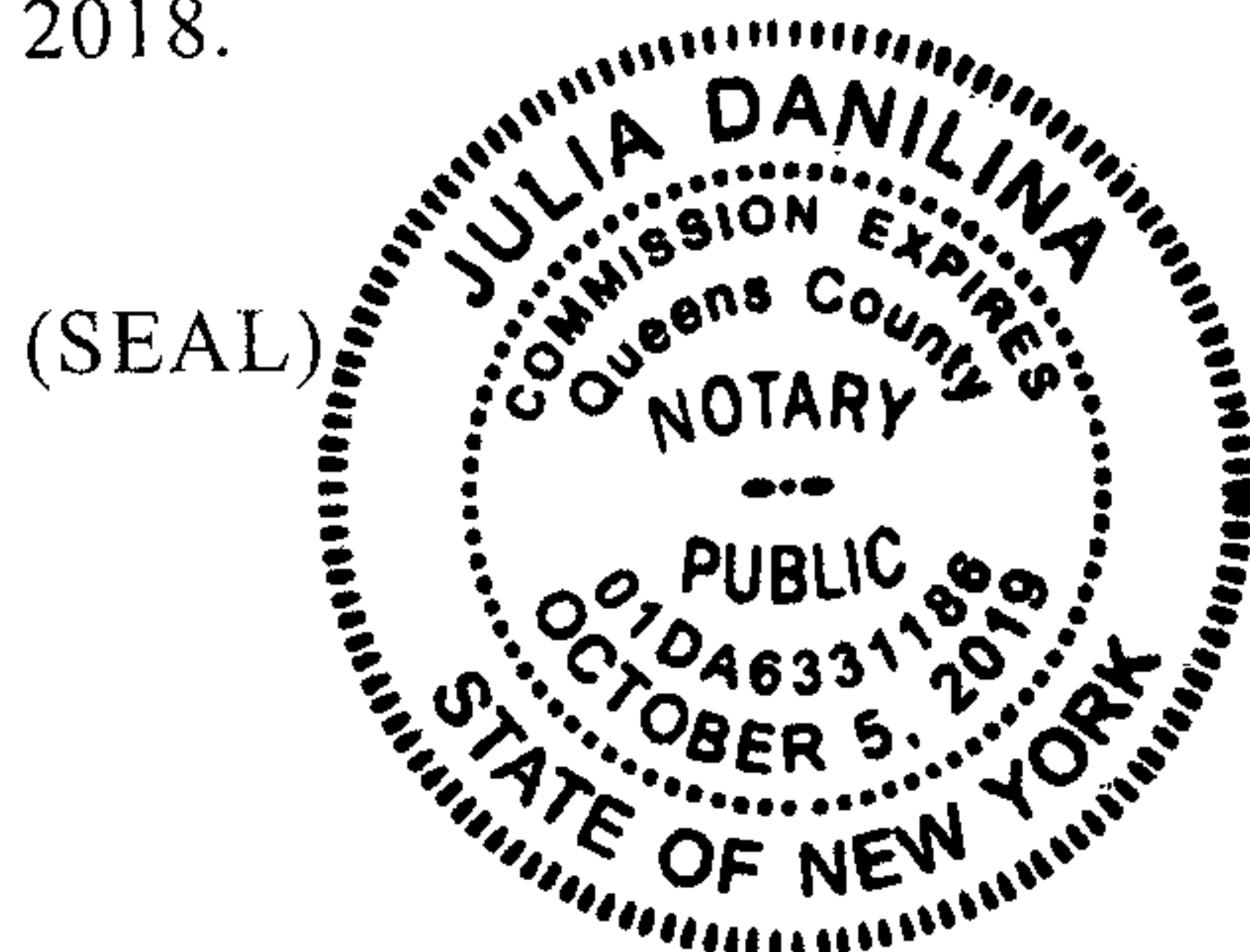
By:

David A. Ward
Its: President

STATE OF NEW YORK
COUNTY OF NEW YORK

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that David A. Ward, whose name as President of SMBC Leasing and Finance, Inc., a Delaware Corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 6 day of September, 2018.



Shay

Notary Public

My commission expires: 10/5/19

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

This instrument prepared by:
Quin Evans Segall, Esq.
Fisher Matthews, PLLC
414 Bridge Street
Franklin, TN 37064
(615) 224-8702

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

Grantor's Name SMBC Leasing and Finance, Inc.
 Mailing Address 277 Park Avenue
New York, NY 10172

Grantee's Name Bridgestone Retail Operations, LLC
 Mailing Address 200 4th Avenue South
Nashville, TN 37201

Property Address 2251 Pelham Parkway
Pelham AL 35124

Date of Sale 09/9/2018

Total Purchase Price \$ ~~2,621,730.77~~ 2,320,230.77
JK

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 9/11/18

Print Clay Stephens

Filed and Recorded
 Official Public Records
 Office of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/11/2018 09:30:24 AM
 \$2344.50 DEBBIE
 20180911000325930

Sign Clay Stephens

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Debbie S. Beal

