

**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File No. 2018-09-5698  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
Chandalar Office Park LLC  
652 Spradling Road  
Gardendale, AL 35071  
  
(Grantees' Mailing Address)

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Gary R. Underwood and spouse, Mary M. Underwood**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Chandalar Office Park LLC, an Alabama limited liability company**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A part of Lot 5, according to the Survey of Chandalar South Office Park, as recorded in Map Book 6, page 135, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of Lot 4 of Chandalar South Office Park as recorded in Map Book 6, page 135, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Westerly direction along the South line of said Lot 4 a distance of 125.0 feet to a point on a curve to the right, said curve having a radius of 50.0 feet, and a central angle of 132 degrees 50 minutes; thence 90 degrees left to tangent of said curve; thence along arc of said curve in a Southwesterly, then Northwesterly direction a distance of 115.92 feet to end of said curve; thence 128 degrees 59 minutes 41 seconds left, measured from Tangent of said curve in a Southwesterly direction a distance of 97.55 feet; thence 93 degrees 51 minutes 19 seconds left in an easterly direction a distance of 215.55 feet; thence 90 degrees left in a Northerly direction a distance of 134.0 feet to the point of beginning. Being situated in Shelby County, Alabama.

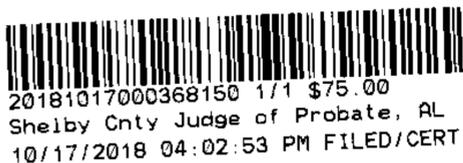
\$115,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

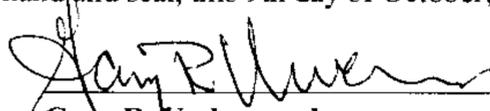
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

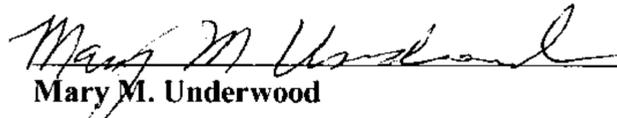
TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 9th day of October, 2018.



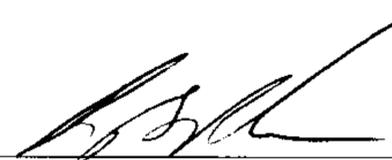
  
\_\_\_\_\_  
Gary R. Underwood (Seal)

  
\_\_\_\_\_  
Mary M. Underwood (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary R. Underwood and spouse, Mary M. Underwood**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 9th day of October, 2018.

  
\_\_\_\_\_  
Notary Public Rodney S. Parker  
My Commission Expires: 12/09/2019

**Grantors' Mailing Address:**

3510 Atvonn Drive  
Birmingham, AL 35226

Shelby County, AL 10/17/2018  
State of Alabama  
Deed Tax: \$60.00

