

20181109000398240 1/4 \$3676.50  
Shelby Cnty Judge of Probate, AL  
11/09/2018 12:20:02 PM FILED/CERT

This Instrument Prepared By:  
Samuel D. Friedman, Esquire  
SIROTE & PERMUTT, P.C.  
2311 Highland Ave. S.  
Birmingham, Alabama 35205

Send Tax Notice to:  
The Padilla Family Revocable  
Trust of November 11, 2004  
P.O. Box 411487  
San Francisco, California 94141

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **LOCKE PELHAM, LLC**, a Georgia limited liability company (hereafter referred to as "Grantor"), in hand paid by **THE PADILLA FAMILY REVOCABLE TRUST OF NOVEMBER 11, 2004** (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

See **Exhibit A** attached hereto and made a part hereof for legal description (the "Property").

**TOGETHER WITH** all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is made subject to: (i) ad valorem taxes for the current year and subsequent years not yet due and payable; (ii) any mineral and mining rights not owned by Grantor; (iii) all easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and all other matters of record in Shelby County, Alabama; (iv) any facts, rights, interests or claims that are not shown by the public records in Shelby County, Alabama but that could be ascertained by an inspection of the Property or disclosed by an accurate and complete survey; (v) any laws, regulations, ordinances (including, but not limited to, zoning, building, and environmental) as to the use, occupancy, subdivision, or improvement of the Property adopted or imposed by any governmental body; and (vi) rights of existing tenants and/or occupants of the Property.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns, that the Grantor and its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 30 day of October, 2018.

**"Grantor"**

**Locke Pelham, LLC**

By: **Locke Investment & Development, LLC**  
Its: **Manager**

By: [Signature]  
Name: **T. Richard Bryant**  
Its: **Manager**

STATE OF Georgia )  
COUNTY OF Cobb )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **T. Richard Bryant**, whose name as Manager of Locke Investment & Development, LLC, a Georgia limited liability company, as Manager of **Locke Pelham, LLC**, a Georgia limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company as the Manager of said limited liability company.

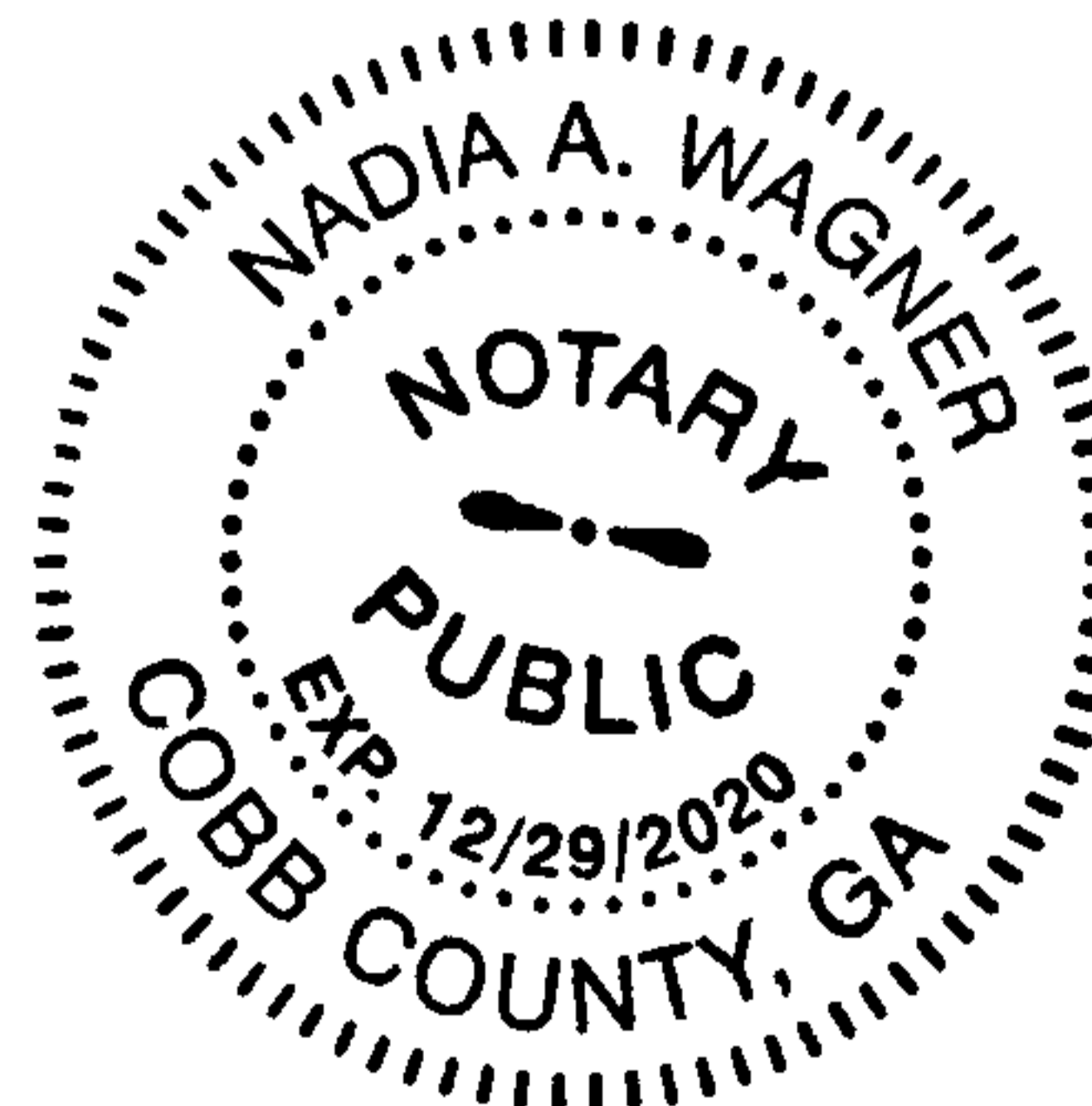
Given under my hand this 25<sup>th</sup> day of October, 2018.

Nadia A. Wagner

Notary Public

My Commission Expires: 12/29/20

[SEAL]



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## EXHIBIT A

Lot 1A, according to the Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded as Map Book 45 Page 37 in the Office of the Judge of Probate of Shelby County, Alabama.

Formerly being part of:

Lot 1, according to the survey of Pelham Retail Group Subdivision, as recorded in Map Book 38, Page 105, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, run Easterly along the South boundary line of Section 13, Township 20 South, Range 3 West, 764.69 feet, more or less, to the point of intersection of the South boundary line of Section 13, Township 20 South, Range 3 West, and the West right of way line of U. S. Highway 31; thence turn in an angle of 102° 18' to the left and run Northwesterly along the West right of way line of U. S. 31 Highway 1317.8 feet; then turn an angle of 77° 42' to the left and run Westerly 878.51 feet to a point in the center of the Old Birmingham-Montgomery Highway; thence turn an angle of 92° 09' to the right and run Northeasterly along the center of the Old Birmingham-Montgomery Highway for 303.24 feet; thence turn an angle 03° 28' to the right and continue Northeasterly along the center of the Old Birmingham-Montgomery Highway for 292.83 feet; thence turn an angle to the right of 84° 23' and run in an Easterly direction for a distance of 30.14 feet to an existing 3" iron pipe being the point of beginning; thence continue in Easterly direction along the last mentioned course for a distance of 498.93 feet; thence turn an angle to the right of 79° 44' 01" and run in a Southeasterly direction for a distance of 299.47 feet; thence turn an angle to the left of 79° 46' 18" and run in an Easterly direction for a distance of 189.68 feet to a point on the West right of way line of U.S. Highway #31; thence turn an angle to the left of 103° 34' 18" and run in a Northwesterly direction along the West right of way line of U. S. Highway #31 for a distance of 262.27 feet to the point of beginning of a curve, said curve being concave in an Easterly direction and having a central angle of 16° 11' 30" and a radius of 2,905.99 feet; thence turn an angle to the right and run in a Northerly direction along the arc of said curve and along the West right of way line of U. S. Highway #31 for a distance of 821.23 feet to an existing 1 1/2 inch open top iron pipe; thence turn an angle to the left (84° 34' 10" from the chord of last mentioned curve) and run in a Westerly direction for a distance of 350.86 feet to an existing iron pin; thence turn an angle to the left of 1° 35' 12" and run in a Westerly direction for a distance of 100.65 feet to an existing cross being on the East right of way of the Old Birmingham-Montgomery Highway or Shelby County Road #238; thence turn an angle to the left of 77° 19' 18" and run in a Southwesterly direction along the East right of way line of said Old Birmingham-Montgomery Highway for a distance of 786.17 feet, more or less, to the point of beginning. Containing 11.25 acre more or less.

TOGETHER WITH the easements appurtenant to the property described above created pursuant to that certain Declaration of Covenants, Conditions and Restrictions and Declaration of Easements, by Pelham Retail Group, LLC, an Alabama limited liability company, dated June 6, 2007, recorded as Instrument No. 20070606000263300 in the Probate Office of Shelby County, Alabama.



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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 Locke Pelham, LLC  
Mailing Address 3500 Lenox Rd Ste 200  
Atlanta, GA 30326

Grantee's Name THE PADILLA FAMILY REVOCABLE TRUST of November 11, 2004  
Mailing Address P.O. Box 411487  
San Francisco, CA 94141

Property Address 3060 Pelham Parkway  
Pelham, AL 35124

Date of Sale October, 2018  
Total Purchase Price \$ 3,652,500.00

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 \_\_\_\_\_

T. Richard Bryant, Manager of Locke Investment & Development, LLC,  
Print Manager of Grantor

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

ied by)

Print Form

Form RT-1



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