

20181113000400620  
11/13/2018 01:25:15 PM  
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:  
David Sattelberger, Esq.  
Schiff Hardin LLP  
233 South Wacker Drive, Suite 7100  
Chicago, IL 60606

SEND TAX NOTICE TO:  
PRD Owner, LLC  
c/o Professional Resource Development, Inc.  
P.O. Box 768  
Effingham, IL 62401

WARRANTY DEED

Know all men by these presents, that in consideration of Ten and No/100 Dollars (\$10.00) to Professional Resource Development, Inc., an Illinois corporation (herein referred to as the "Grantor"), in hand paid by PRD Owner, LLC, a Delaware limited liability company (herein referred to as the "Grantee"), of c/o Professional Resource Development, Inc., P.O. Box 768, Effingham, Illinois 62401, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate situated in the City of Alabaster in Shelby County, Alabama (the "Property"):

See Exhibit A attached hereto and incorporated herein

TO HAVE AND TO HOLD unto the Grantee and its successors and assigns forever. And the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the the Grantee, and its successors and assigns forever, against lawful claims of all persons.

[signature and notary page follows]

*None of deed consideration is being paid  
by the mortgage amount.*

ALB nos-922885-03



Legal Description

LOT 4, ACCORDING TO THE MAP OF WHITE STONE CENTER SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 138-A AND 138-B IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH AND SUBJECT TO ANY RIGHTS AND EASEMENTS AS CREATED BY AND THROUGH THAT CERTAIN DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS (WHITE STONE SHOPPING CENTER) APPEARING OF RECORD UNDER INSTRUMENT NO. 20031124000768400 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Common Address: 9100 Highway 119, Alabaster, AL 35007

PIN: 23-6-14-2-001-001.012

Derivation Clause: Being all the property conveyed to Grantor by Quitclaim Deed dated August 14, 2017, and recorded on August 17, 2017, in the office of the Shelby County Judge of Probate as Doc. No. 20170817000298370.

Real Estate Sales Validation Form

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

Grantor's Name	Professional Resource	Grantee's Name	PRD Owner, LLC
Mailing Address	Development Inc.	Mailing Address	P.O. Box 768
	P.O. Box 768		Effingham, Illinois 62401
	Effingham, Illinois 62401		

Property Address	9100 Highway 119	Date of Sale	10-26-18
	Alabaster, AL 35007	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	1,128,910.00

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                                       |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other <u>Assessor's Market Value</u> |
| <input type="checkbox"/> 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.
- 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	<u>10-26-18</u>	Print	<u>JONATHAN BRUMBY</u>
Unattested	<u>Jake Bludis</u> (verified by)	Sign	<u>[Signature]</u> (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

ALG



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/13/2018 01:25:15 PM  
 \$1153.00 CHARITY  
 20181113000400620

Allen S. Boyd