

20181228000452060  
12/28/2018 02:37:59 PM  
DEEDS 1/8

**SEND TAX NOTICES TO:**  
SIGNATURE SIX, LLC  
Attn: David W. Brasfield  
1292 Greystone Crest  
Birmingham, Alabama 35242

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **TEMENOS U.S.A., INC.**, a Delaware corporation (successor in interest by merger to Trinovus Capital, LLC, a Delaware limited liability company) (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **SIGNATURE SIX, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

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

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE.]

[STATUTORY WARRANTY DEED – SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 27<sup>th</sup> day of December, 2018.

**TEMENOS U.S.A., INC., a Delaware corporation  
(successor in interest by merger to Trinovus Capital,  
LLC, a Delaware limited liability company)**

By: Kathryn L. Thompson  
Print Name: Kathryn L. Thompson  
Title: Director

STATE OF New York )  
COUNTY OF Broome )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathryn Thompson, whose name as Director of TEMENOS U.S.A., INC., a Delaware corporation (successor in interest by merger to Trinovus Capital, LLC, a Delaware limited liability company), a corporation, 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 said instrument, he/she, as such officer/agent/authorized representative, and with full authority, executed the same voluntarily, as an act of said corporation, acting in ~~his~~ her capacity as aforesaid.

Given under my hand and official seal, this the 27 day of December, 2018.

Kathryn E. Blakeslee  
NOTARY PUBLIC  
My Commission Expires: 08/14/2021

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William C. Brown  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

KATHRYN E. BLAKESLEE  
Notary Public, State of New York  
No. 4954569  
Residing in Broome County  
My Commission Expires 08/14/2021

**EXHIBIT "A"**

Unit 116 and Unit 118, Block 2 (also known as Building B) in the Meadow Brook Place Office Condominium, according to the Declaration of Condominium as recorded in Inst. # 20070822000395570 and By-Laws related thereto recorded as Exhibit "C" of Inst. # 20070822000395570 in the Probate Office. Together with an undivided fractional interest in the common elements assigned to the units as set out in the Declaration of Condominium for Meadow Brook Place Office Condominium; said unit being more particularly described in the floor plans and architectural drawing of Meadow Brook Place Office Condominium as set out in the Declaration and on the Plat of Meadow Brook Corporation Park South, Phase II, No 11A, as recorded in Map Book 39, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

[SUBJECT TO THE EXCEPTIONS LISTED ON EXHIBIT "B"  
ATTACHED HERETO AND MADE A PART HEREOF.]

**EXHIBIT "B"**

1. Taxes and assessment for the year 2019 and subsequent years, constituting a lien but which is not yet due and payable.
2. Declaration of Condominium of Meadow Brook Place Office Condominium, a Condominium, according to the Declaration of Condominium as recorded in Inst. #20070822000395570 and By-Laws related thereto recorded as Exhibit "C" of Inst. #20070822000395570, in the Probate Office, along with the Articles of Meadow Brook Place Office Condominium Association, Inc. recorded as Inst. #20070822000395580, in the Probate Office.
3. Easement(s) granted to Alabama Power Company as set out by Inst. #20070517000231120, in the Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 66, Page 34.
5. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporation Park as set out in Real 64, Page 91; along with 1<sup>st</sup> Amendment recorded in Real 95, Page 826; 2<sup>nd</sup> Amendment recorded in Real 141, Page 784; 3<sup>rd</sup> Amendment recorded in Real 177, Page 244; 4<sup>th</sup> Amendment recorded in Real 243, Page 453; 5<sup>th</sup> Amendment recorded in Real 245, Page 89; 6<sup>th</sup> Amendment recorded as Inst. #1992-23529; 7<sup>th</sup> Amendment recorded as Inst. #1995-03028; 8<sup>th</sup> Amendment recorded as Inst. #1995-04188; 9<sup>th</sup> Amendment recorded as Inst. #1996-5491; 10<sup>th</sup> Amendment recorded as Inst. #1996-32318; 11<sup>th</sup> Amendment recorded as Inst. #1997-30077; 12<sup>th</sup> Amendment recorded as Inst. #1997-37856; 13<sup>th</sup> Amendment recorded as Inst. #1998-5588; 14<sup>th</sup> Amendment as recorded as Inst. #1998-41655; 15<sup>th</sup> Amendment recorded as Inst. #1998-46243; 16<sup>th</sup> Amendment recorded as Inst. #1999-2935, and 17<sup>th</sup> Amendment recorded as Inst. #20021217000631360, in the Probate Office.
6. Easement(s) to Alabama Power Company dated June 25, 2001 as set out by Inst. #2001-26138, in the Probate Office.
7. Easement(s) to Alabama Power Company as set out by Inst. #2001-26137, as affected by deed recorded as Inst. #20070726000347760, in the Probate Office.
8. Easement Agreement as set out by Inst. #2001-27024, in the Probate Office.
9. Restrictions, limitations, conditions and other provisions as set out in Map Book 29, Page 42 and Map Book 39, Page 6, in the Probate Office.
10. Assignment of Developer's Rights as set out in Inst. #2001-35829, in the Probate Office.
11. Release of damages as set out in Inst. #20070921000443610, in the Probate Office.
12. Release of damages as set out in Inst. #20081126000451700, in the Probate Office.
13. Agreement with Alabama Power Company as shown in instruments recorded in Real Volume 75, Page 634 and Misc. Book 48, Page 880, in the Probate Office.
14. Transmission Line Permit as set forth in Deed Book 146, Page 391, in the Probate Office.
15. Any coal, oil, gas, or other mineral or mining right not owned by Grantor.





**REAL ESTATE SALES VALIDATION FORM***[This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1]*

Grantor's Name:	<u>TEMENOS U.S.A., INC.,</u> <u>(successor in interest by merger</u> <u>to Trinovus Capital, LLC, a</u> <u>Delaware limited liability</u> <u>company)</u>	Grantee's Name:	<u>SIGNATURE SIX, LLC, an</u> <u>Alabama limited liability</u> <u>company</u>
Mailing Address:	<u>200 S. Biscayne Blvd, Ste 3580</u> <u>Miami, Florida 33131</u>	Mailing Address:	<u>1292 Greystone Crest</u> <u>Birmingham, Alabama 35242</u>
Property Address:	<u>850 Corporate Parkway,</u> <u>Suite # 118</u> <u>Hoover, Alabama 35242</u>	Date of Sale:	<u>December 26, 2018</u>
		Total Purchase Price:	<u>\$197,500.00</u>
		Or	
		Actual Value:	<u></u>
		Or	
		Assessor's Market	<u></u>
		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)

<u>XX</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other: <u></u>
<u></u>	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).

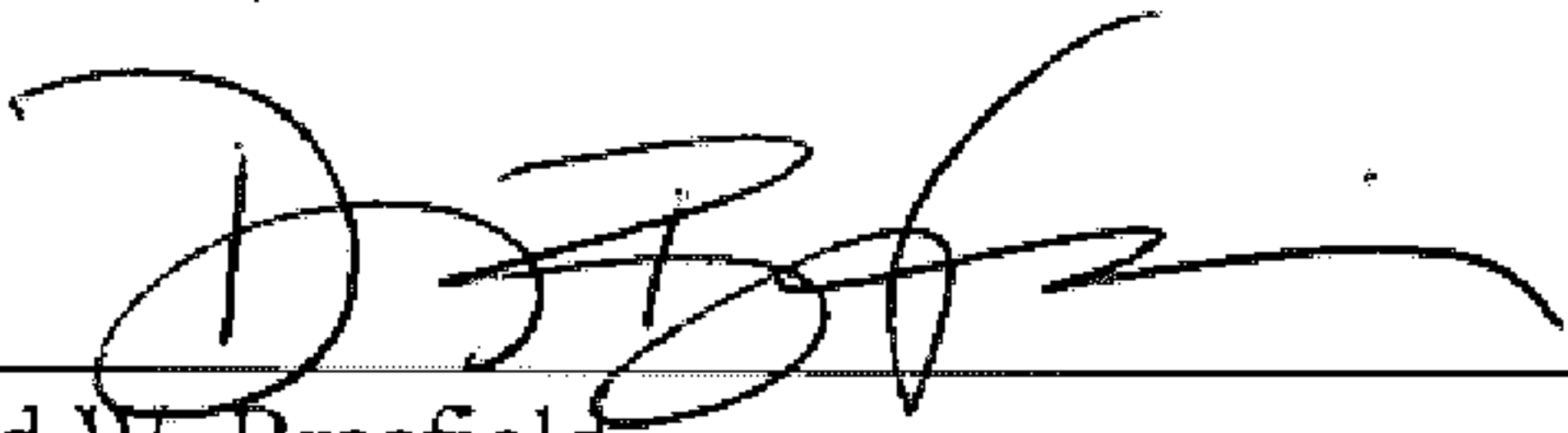
[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]

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 § 40-22-1(h).

Date: December 26, 2018

<u>Unattested</u>	<u>(verified by)</u>
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**SIGNATURE SIX, LLC, an Alabama limited liability company**  
("Grantee")

By:   
David W. Brasfield  
Its Manager



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/28/2018 02:37:59 PM  
\$431.00 CHARITY  
20181228000452060

*Allen S. Bayl*