

20190104000004510
01/04/2019 03:39:42 PM
DEEDS 1/5

THIS INSTRUMENT PREPARED BY:

Scott S. Frederick

Baker Donelson Bearman Caldwell & Berkowitz, PC

420 20th Street North, Suite 1400
Birmingham, Alabama 35203

WHEN RECORDED RETURN TO:

OLD REPUBLIC TITLE

ATTN: POST CLOSING

530 SOUTH MAIN STREET

SUITE 1031

AKRON, OH 44311

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered to be effective as of the 26 day of DECEMBER, 2018, by **CGP MONTEVALLO TB, LLC**, a Delaware limited liability company, whose address is 361 Summit Boulevard, Suite 110, Birmingham, Alabama 35243 (hereinafter referred to as "Grantor"), to **THE JAY VICTOR COOK FAMILY TRUST CREATED BY DECLARATION OF TRUST DATED APRIL 14, 1994**, whose address is 6 Mustang Lane, Bell Canyon, CA 91307 (hereinafter referred to as "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama and more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

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

This conveyance is given and accepted subject to (i) all reservations, exceptions, easements, instruments, covenants, and other matters of record, (ii) discrepancies, conflicts in boundary lines, shortages in area, encroachments and any state of facts which an accurate survey of the Property would disclose or which are shown on the public records, (iii) rights of tenants, and (iv) laws, regulations, resolutions or ordinances, including, without limitation, building, zoning and environmental protection, as to the use, occupancy, subdivision, development, conversion or redevelopment of the Property imposed by any governmental authority (herein called the "Permitted Encumbrances").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2019 and subsequent years.

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor but not otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

CGP Montevallo TB, LLC
361 Summit Boulevard, Suite 110
Birmingham, Alabama 35243

Grantee's Name and Mailing Address:

The Jay Victor Cook Family Trust Created
by Declaration of Trust dated April 14, 1994
6 Mustang Lane
Bell Canyon, CA 91307

Property Address: 915 Main Street, Montevallo, Alabama 35115

Purchase Price: \$2,121,000.00

Date of Closing: Date first written above

The Purchase Price of the Property can be verified by the closing statement.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument to be effective as of the date first written above.

GRANTOR:

CGP MONTEVALLO TB, LLC,
a Delaware limited liability company

By: Steve E. Camp
Name: Steve E. Camp
Its: Authorized Agent

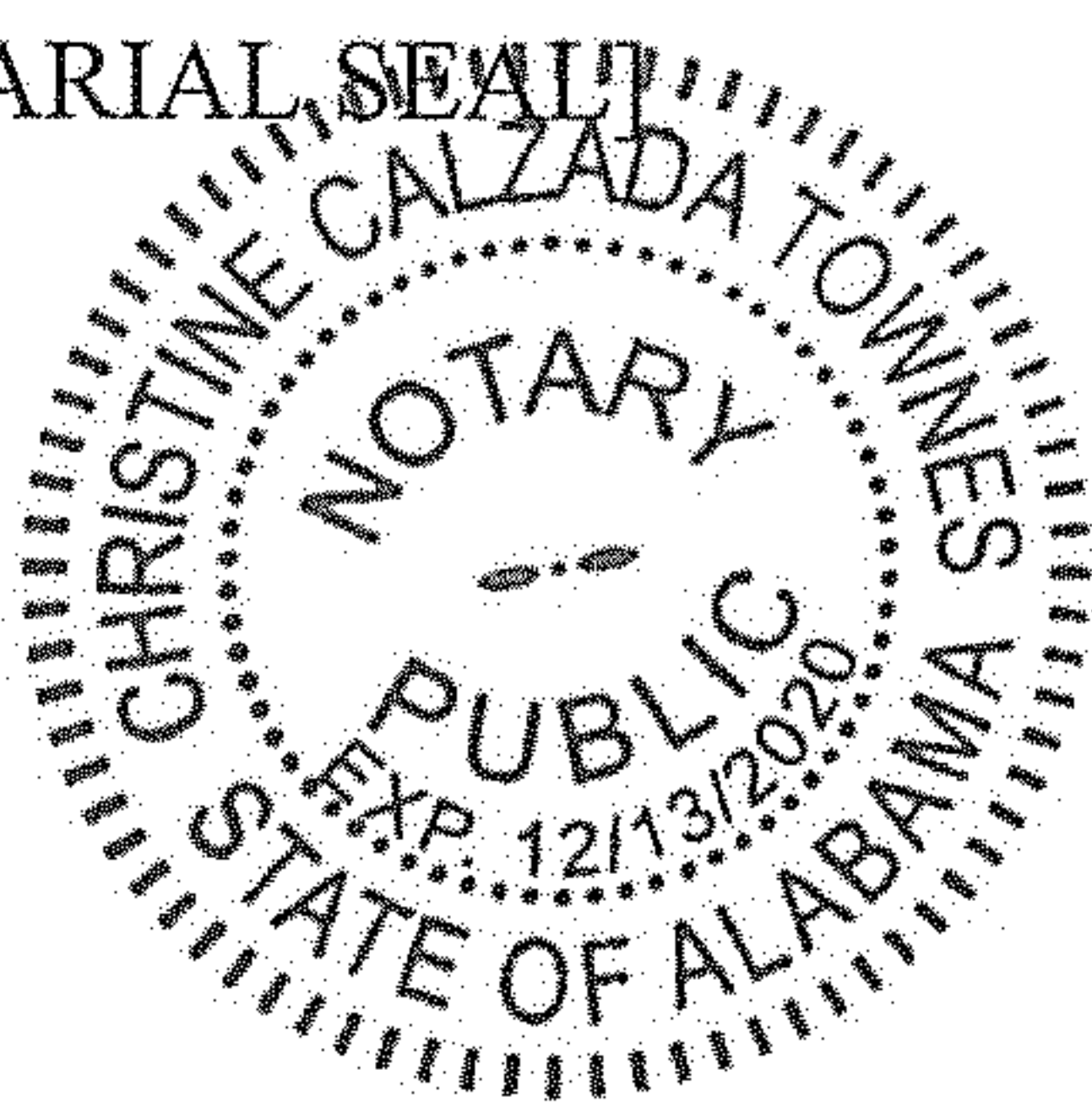
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven E. Camp, as Authorized Agent of **CGP MONTEVALLO TB, LLC**, a Delaware limited liability company, 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 such instrument, and that he, as such Authorized Agent, being authorized to do so, executed the foregoing on behalf of said limited liability company.

Given under my hand and official seal this 76 day of December, 2018.

[NOTARIAL SEAL]



Christine Calzada Townes
Notary Public
My Commission Expires: 12/13/2020

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EXHIBIT A

LOT 1 IN TACALA ADDITION TO MONTEVALLO RECORDED ON 04/17/2017 IN MAP BOOK 47, PAGE 73 OF THE SHELBY COUNTY RECORDS.

Real Estate Sales Validation Form

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

Grantor's Name CGP MONTEVALLO TB, LLC
Mailing Address 361 SUMMIT BLVD., SUITE 110
VESTAVIA, AL 35243

Grantee's Name THE JAY VICTOR COOK FAMILY TR
Mailing Address 6 MUSTANG LANE
BELL CANYON, CA 91307

Property Address 915 MAIN STREET
MONTEVALLO, AL 35115

Date of Sale 12/28/2018

Total Purchase Price \$ 2,121,000.00

or

Actual Value \$ 0

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Assessor's Market Value \$ 0

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 12/28/2018

Print JANICE HILL

Sign Janice Hill

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2019 03:39:42 PM
\$2148.00 CHERRY
20190104000004510

Ann S. Byrd