

This instrument was prepared by and upon recording should be returned to:  Gail Livingston Mills, Esq. BURR & FORMAN LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 (205) 251-3000	Send Tax Notice To:  CALERA LANDS LLC 2200 Resource Drive Birmingham, Alabama 35242
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STATE OF ALABAMA     )  
 COUNTY OF SHELBY    )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Four Hundred Fifty Thousand and No/100 Dollars (\$450,000.00) and other good valuable consideration to **CALERA COMMONS LLC**, an Alabama limited liability company (“Grantor”), in hand paid by **CALERA LANDS LLC**, an Alabama limited liability company (“Grantee”), Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee the following real estate situated in Shelby County, Alabama (the “Property”), to wit:

Lot 14-B according to a Resurvey of Lot 14-A Limestone Marketplace  
 Subdivision as recorded in Map Book 50, Page 52, in the Office of the  
 Judge of Probate of Shelby County, Alabama.


The Property is being conveyed subject to the exceptions set forth in Exhibit A attached hereto and made a part hereof (the “Permitted Encumbrances”).

**TOGETHER WITH** all improvements situated thereon or attached thereto, and all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

**TO HAVE AND TO HOLD** the Property unto the Grantee and the Grantee’s successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

**IN WITNESS WHEREOF**, Grantor has executed this Deed as of the 4<sup>th</sup> day of February, 2019.

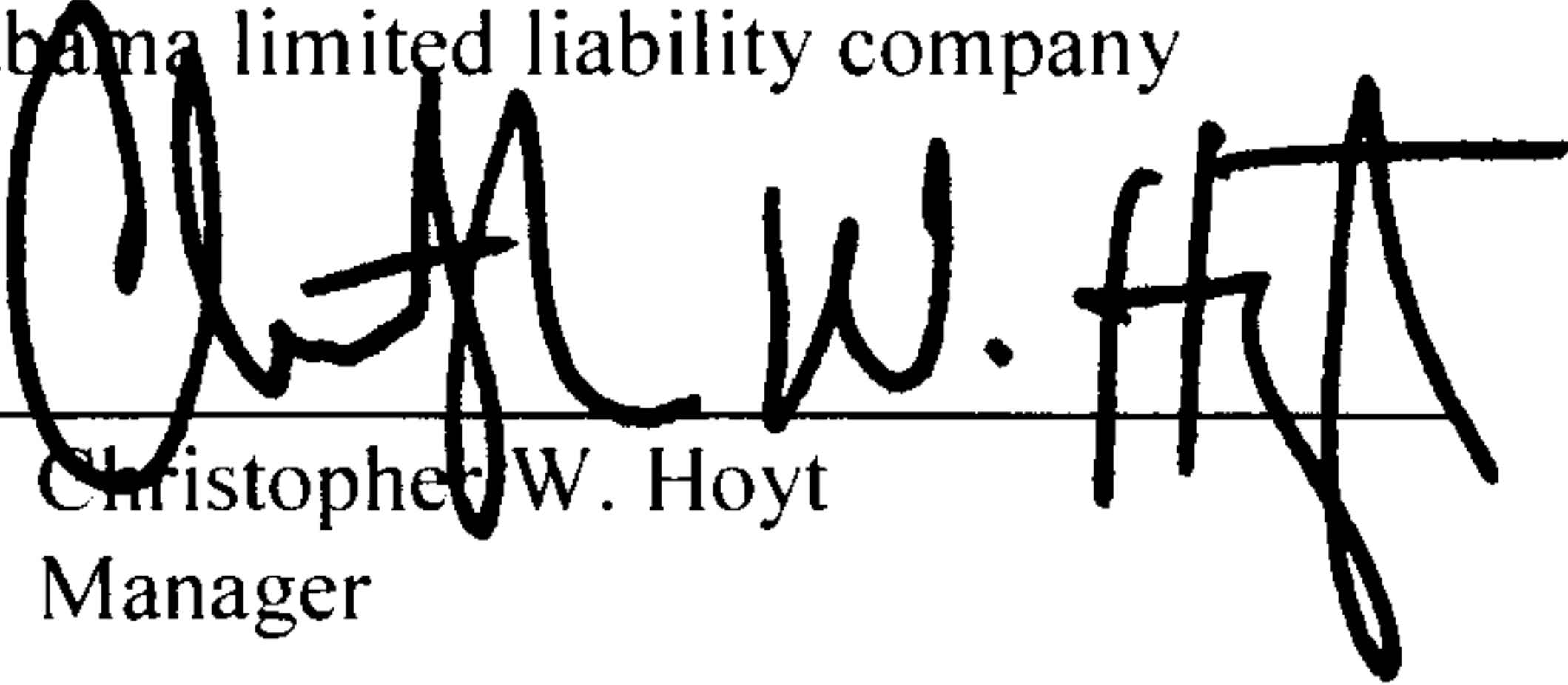
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 20190207000041520 1/4 \$25.00  
 Shelby Cnty Judge of Probate, AL  
 02/07/2019 04:24:18 PM FILED/CERT

**GRANTOR:**

**CALERA COMMONS LLC,**  
an Alabama limited liability company

BY: \_\_\_\_\_

  
Christopher W. Hoyt  
Manager

**STATE OF ALABAMA                    )**  
**COUNTY OF JEFFERSON            )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. Hoyt, whose name as Manager of **CALERA COMMONS LLC**, an Alabama 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal this 4 day of February, 2019.

[NOTARY SEAL]



Notary Public

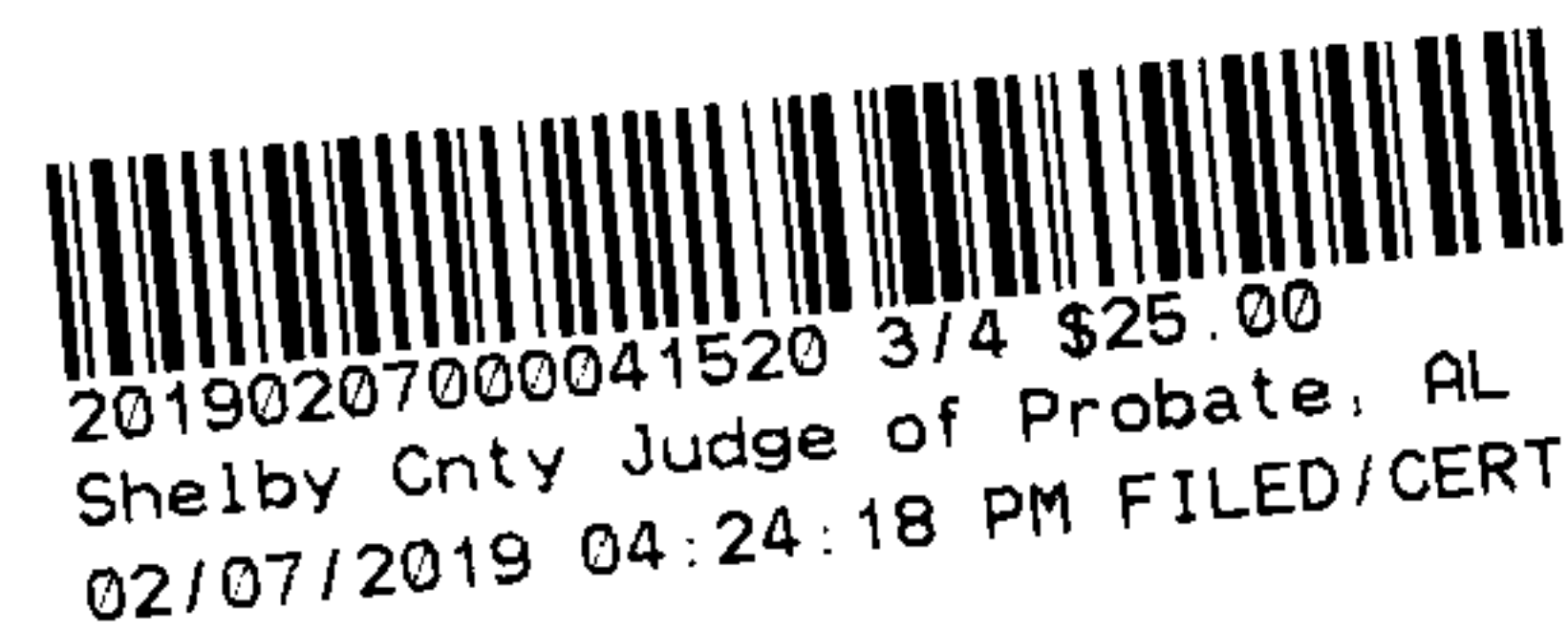
My commission expires: 1/17/21

  
20190207000041520 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
02/07/2019 04:24:18 PM FILED/CERT

## **EXHIBIT A**

### **PERMITTED ENCUMBRANCES**

1. The lien for advalorem taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, limestone, and gravel in, on, and under the Property.
3. 15 foot and 35 foot building setback lines and storm drainage and utility easements as shown by record plat.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 193, Page 111.
5. Limestone Marketplace Declaration of Protective Covenants as recorded in Instrument #2008-2024.
6. Easement-Distribution Facilities in favor of Alabama Power Company dated 6/24/2011 recorded at Instrument #20110721000211570.





**Real Estate Sales Validation Form**

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

Grantor's Name:	Calera Commons LLC	Grantees' Name:	Calera Lands LLC
Mailing Address:	P.O. Drawer 247 Birmingham, Alabama 35201	Mailing Address:	2200 Resource Drive Birmingham, Alabama 35242
Property Address:	Lot 14-B, Limestone Marketplace	Date of Sale:	February __, 2019
			Total Purchase Price: \$450,000.00 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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input checked="" 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: February 4, 2019

**GRANTOR:**

CALERA COMMONS LLC,  
an Alabama limited liability company

BY:   
Christopher W. Hoyt  
Manager

☒ Unattested

