

Send tax notice to:
JB HOLDING COMPANY, LLC
1012 Wesley Trace
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019290

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Three Thousand Eight Hundred Three and 00/100 Dollars (\$203,803.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Cahaba Beach Investments, LLC, A Limited Liability Company, **whose mailing address is:** 3545 Market Street Hoover AL 35226 (hereinafter referred to as "Grantor") by JB HOLDING COMPANY, LLC **whose property address is:** 1012 Wesley Trace, Birmingham, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187 in the Probate Office of Shelby County, Alabama.
3. Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama
4. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Sawabe Properties, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460, in the Probate Office of Shelby County, Alabama.
5. Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
6. Easement to BellSouth, as recorded in Instrument 20060920000466950, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070, in the Probate Office of Shelby County, Alabama.
8. Easement to BellSouth, as recorded in Instrument 20070125000038780, in the Probate Office of Shelby County, Alabama.
9. Declaration of Easement for Edenton Office Condominium as recorded in Instrument 20070216000072120, in the Probate Office of Shelby County, Alabama.
10. Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023550, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Condominium Ownership Act," Chapter 8, Section 35-8-1, et seq., Code of Alabama, 1975, or set forth in the Declaration of Condominium of Edenton Office

Condominium recorded in Instrument 20070410000163990 and First Amendment to Declaration to Instrument 20070817000390020, and the Second Amendment of Declaration as recorded in 20100115000015260 and in the By-Laws of Edenton Office Condominium Association, Inc., as set out in the Declaration of Condominium as Exhibit "B", and in the Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970, in said Probate Office of Shelby County, Alabama.

12. Mineral land mining rights not owned by Seller
13. Existing leases and tenant escrow deposits, that are not to be transferred to Purchaser
14. Zoning classification of commercial
15. Is not located in a flood plain

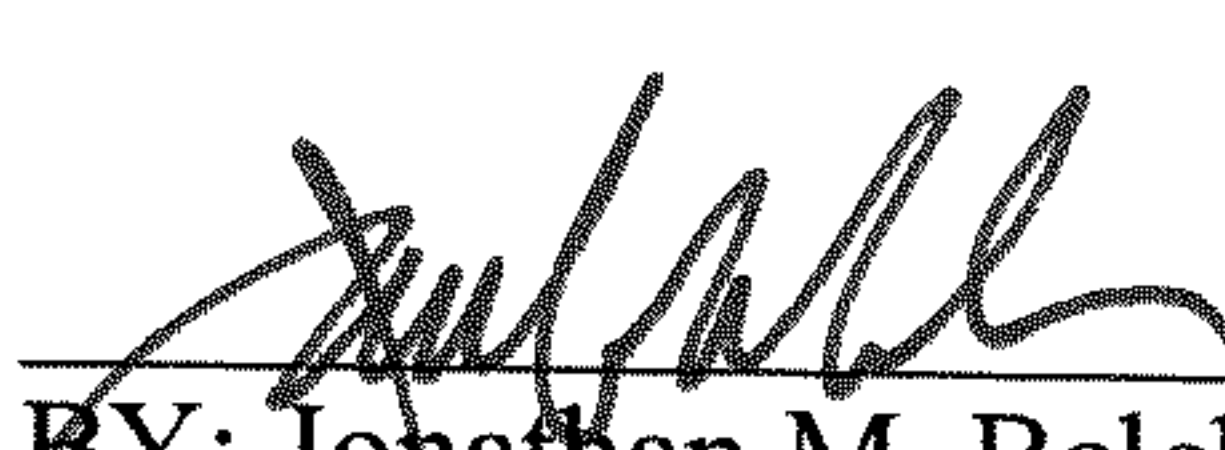
\$247,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Cahaba Beach Investments, LLC, by NSH Corp, its Sole Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14th day of May, 2019.

Cahaba Beach Investments, LLC, an Alabama
Limited Liability Company

By: NSH Corp., Sole Member


BY: Jonathan M. Belcher
ITS: Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan M. Belcher, whose name as Authorized Agent of NSH CORP., a corporation, as Sole Member of Cahaba Beach Investments, LLC, an Alabama 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 the said instrument, he/she/they, as such members 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 the 14th day of May, 2019.

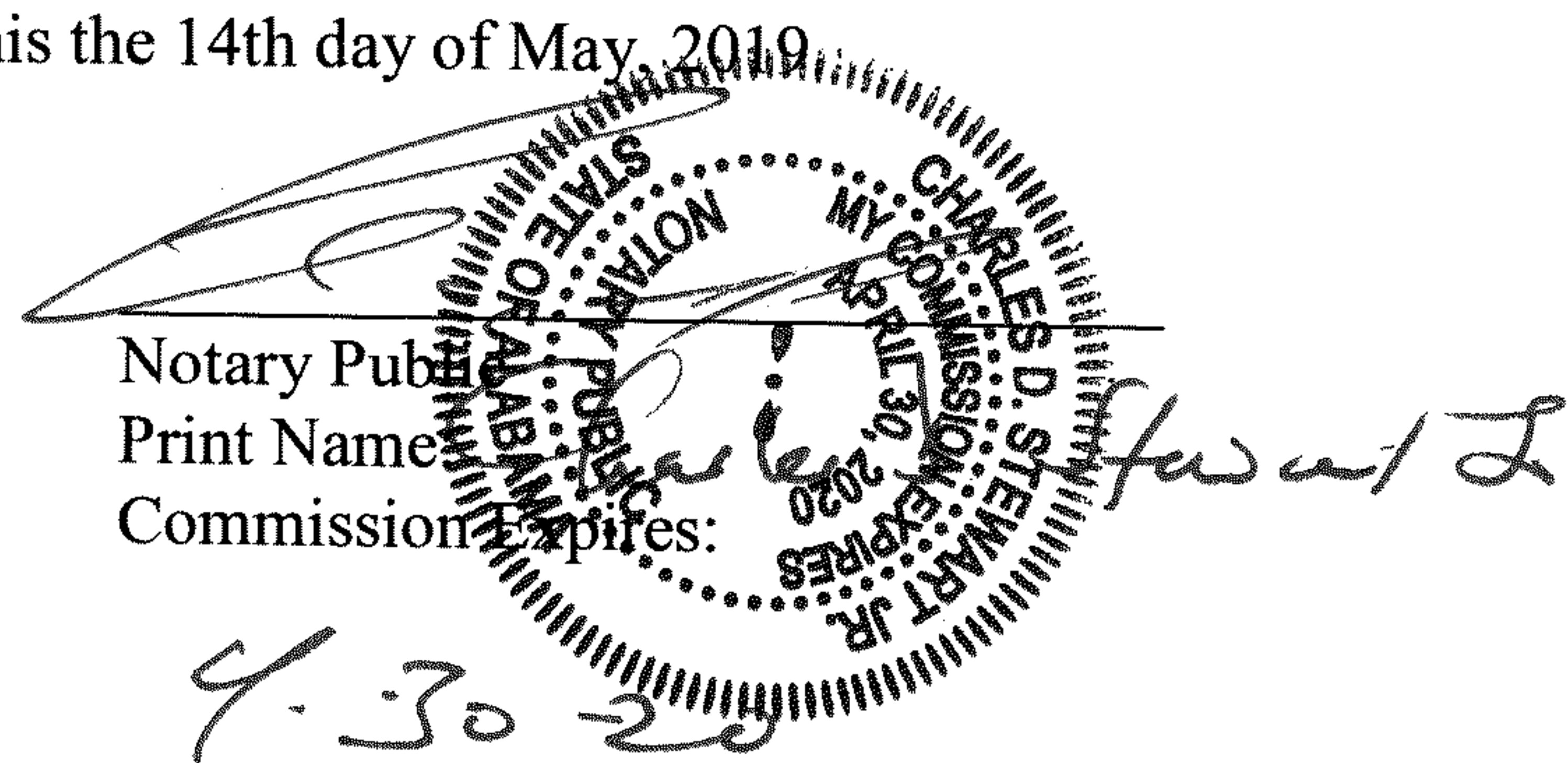

Notary Public
Print Name
Commission Expires: 9-30-20

EXHIBIT "A"

Unit 121, Building 1, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, the First Amendment to Declaration as recorded in Instrument 20070817000390020, and the Second Amendment of Declaration as recorded in 20100115000015260, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, page 74, and 1st Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 11, and 2nd Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 91, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2019 01:01:11 PM
\$22.00 CHERRY
20190520000172180

Allie S. Bevil