


THIS INSTRUMENT PREPARED BY:  
HILL, HILL & GOSSETT, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:

  
20190819000301200 1/22 \$84.00  
Shelby Cnty Judge of Probate, AL  
08/19/2019 09:36:38 AM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON AND SHELBY COUNTY

County Division Code: AL040  
Inst. # 2019084285 Pages: 1 of 22  
I certify this instrument filed on  
8/15/2019 12:31 PM Doc: D  
Alan L. King, Judge of Probate  
Jefferson County, AL. Rec: \$83.00  
DeedTx: \$587.50  
Clerk: SANDERSL

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Million Five Hundred Thousand and No/100 Dollars (\$2,500,000.00) to the undersigned Grantors, Rudy James, an unmarried man, B.B., LLC, a limited liability corporation, L.L., LLC, a limited liability corporation, N.N., LLC, a limited liability corporation, IRA, LLC, a limited liability corporation, New South Developers, Inc., a corporation National Home Builders, Inc., a corporation (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Duratus Portfolio LLC (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Jefferson and Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:

Parcel 1:

1. Easement(s), buildings line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Real 65, Page 201 and Real 63, Page 634.

Parcel 2:

1. Less and except any part of subject property lying within any road right-of-way.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way granted to Alabama Power Company recorded in Bessemer Real 717, Page 682.

Parcel 3:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map (Part 1)
2. Less and except any part of subject property lying within any road right-of-way. (Part 2)
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein. (Parts 1 and 2)
4. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and

- Telegraph Company recorded in Volume 5437, Page 415. (Part 1)
5. Restrictions and covenants appearing of record in Volume 5601, Page 192. (Part 1)
  6. Right-of-way granted to Southern Natural Gas Corp. recorded in Volume 2182, Page 247. (Part 2)
  7. Right-of-way granted to Alabama Power Company recorded in Volume 2845, Page 69. (Part 2)

Parcel 4:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Agreement with Jefferson Count Department of Health as recorded in Volume 733, Page 790.

Parcel 5:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Inst. No. 9511-7850; Inst. No. 9609-5886; Inst. No. 9711-8598; Inst. No. 9813-5182; Inst. No. 200206-1707 and Inst. No. 200507-1074.

Parcel 6:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way granted to Jefferson County recorded in Real 766, Page 646.
4. Right-of-way granted to Alabama Power Company recorded in Real 790, Page 334.

Parcel 7:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Agreement as to sanitary sewer system recorded in Real 675, Page 71.

Parcel 8:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Agreement as to sanitary sewer system recorded in Real 675, Page 71.

Parcel 9:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Volume 5353, Page 247.

4. Right-of-way granted to Alabama Power Company recorded in Volume 5292, Page 535 and Volume 5355, Page 176.

Parcel 10:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way granted to Alabama Power Company recorded in Volume 5596, Page 103 and Volume 5616, Page 426.

Parcel 11:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way to Alabama Power Company recorded in Volume 2421, Page 276.
4. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 4595, Page 481.
5. Restrictions appearing of record in Volume 4637, Page 12.

Parcel 12:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way to Alabama Power Company recorded in Volume 2421, Page 276.
4. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 4595, Page 481.
5. Restrictions appearing of record in Volume 4637, Page 12.

Parcel 13:

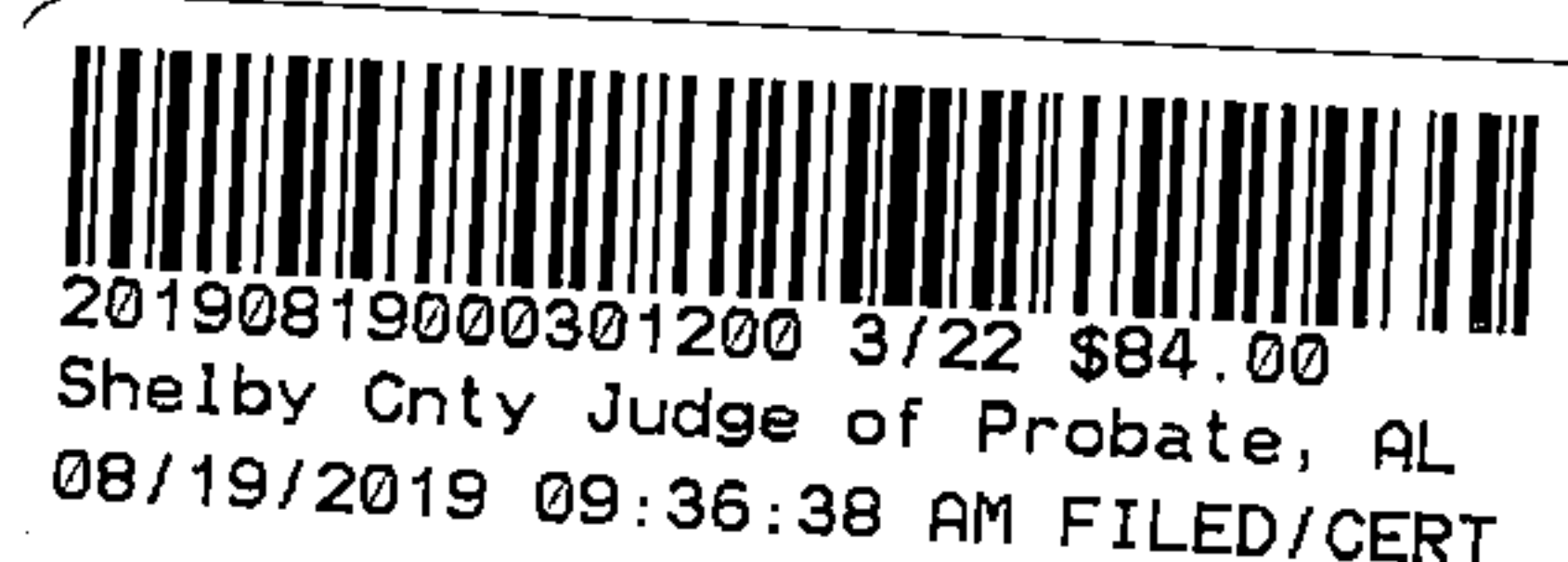
1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 14:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Volume 5353, Page 247.
4. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 5292, Page 535 and Volume 5355, Page 176.
5. Right-of-way granted to Alabama Power Company recorded in Volume 4595, Page 489.

Parcel 15:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and





other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

3. Restrictions appearing of record in Volume 5353, Page 247.
4. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 5292, Page 535 and Volume 5355, Page 176.
5. Right-of-way granted to Alabama Power Company recorded in Volume 4595, Page 489.

Parcel 16:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Right-of-way granted to Southern Natural Gas as recorded in Volume 6274, Page 535.
3. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 6190, Page 573.
4. Restrictions appearing of record in Volume 6199, Page 264.
5. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 6201, Page 564.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 17:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 18:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 19:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 20:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 21:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 22:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 23:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.



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Shelby Cnty Judge of Probate, AL  
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2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 25:

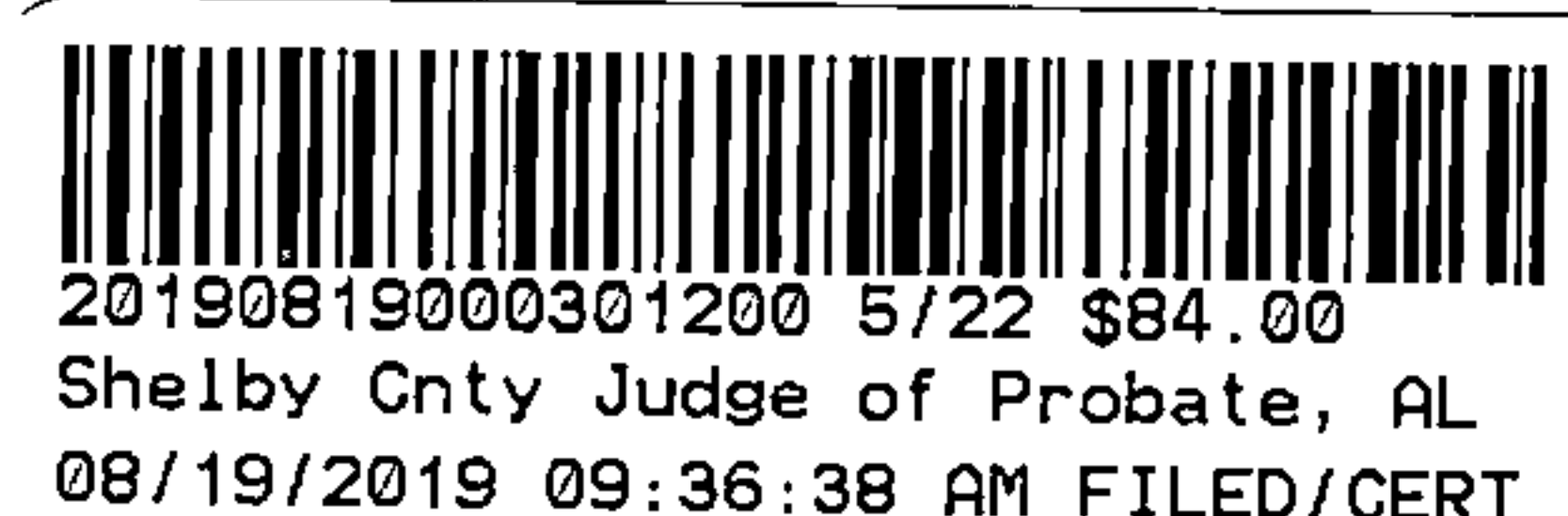
1. Right-of-way granted to Alabama Power Company recorded in Volume 3200, Page 202; Volume 2887, Page 328; Real Volume 44, Page 169 and Volume 3200, Page 204.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 26:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Real 1028, Page 34.
4. Right-of-way granted to Jefferson County recorded in Real 1031, Page 626.
5. Right-of-way granted to Alabama Power Company recorded in Real 1083, Page 715.

Parcel 30:

1. Subject to by-laws of said condominium as contained in Real Volume 2653, Page 600 and amended in Real Volume 2703, Page 497.
2. Subject to Declaration of agreements, covenants, restrictions, easements and conditions as set forth in Declaration of Condominium in Real Volume 2653, Page 569 and amended in Real Volume 2703, Page 468.
3. Rights of parties in the common elements of, but not limited to, land foundation, roof and walls as set forth in the Declaration of Condominium as recorded in Real Volume 2653, Page 600 and amended in Real Volume 2703, Page 497.
4. All horizontal planes, vertical planes and perimetrical unit boundaries as set forth in Declaration of Condominium recorded in Real Volume 2653, Page 569 and amended in Real Volume 2703, Page 468 and as set forth in Map Book 143, Page 12.
5. Building set back lines and easements for public utilities, sanitary sewers, storm sewers, storm drains, and ingress and egress as set forth in record plats as recorded in Map Book 143, Page 12, in the Office of the Judge of Probate of Jefferson County, Alabama.
6. Subject to all provisions and powers as set forth in the Articles of Incorporation of Willow Tree II Condominium Owners Association, Inc. as recorded in Real Volume 2703, Page 525, in the Office of the Judge of Probate of Jefferson County.
7. Right of way granted to Alabama Power Company recorded in Volume 2844, Page 70; Volume 3155, Page 273; Volume 6010, Page 231; Volume 6781, Page 528; Real Volume 2050, Page 775 and Real Volume 1976, Page 649.
8. Right-of-way granted to Jefferson County as recorded in Real Volume 1664, Page 603.
9. Agreement with Alabama Power Company in Real Volume 1877, Page 163.
10. A 50-foot easement in favor of Alabama Power Company as shown by recorded plat.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
12. Right-of-way granted to Jefferson County recorded in Volume 4374, Page 113.
13. Restrictions appearing of record in Inst. No. 200205-9888.





Parcel 31:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 32:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way granted to Alabama Power Company recorded in Volume 6126, Page 273.

Parcel 33:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way granted to City of Birmingham recorded in Real 333, Page 978.
4. Right-of-way recorded in Real 2430, Page 416.

Parcel 34:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 35:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way recorded in Real 2430, Page 416.

Parcel 36:

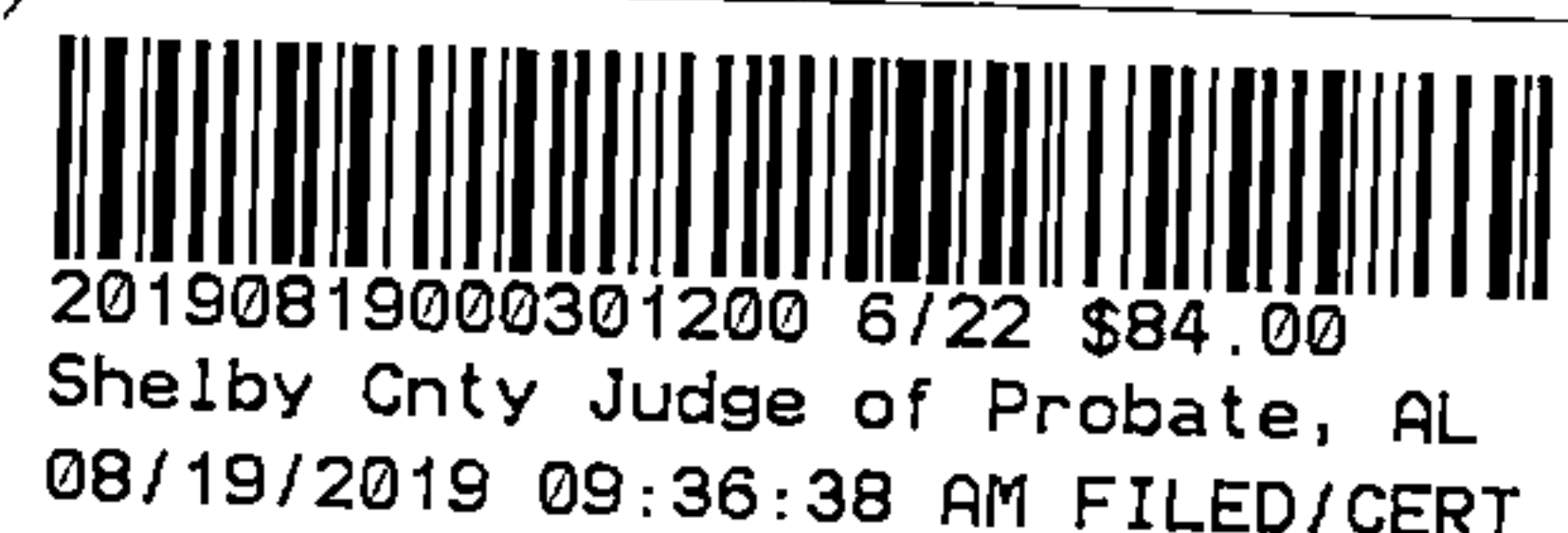
1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Parcel 37:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right-of-way granted to City of Birmingham recorded in Real 333, Page 975 and Real 334, Page 1.

Parcel 38:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not



insured herein.

3. Right-of-way granted to Alabama Power Company recorded in Real 814, Page 679 and Real 946, Page 342.
4. Restrictions appearing of record in Real 1016, Page 279.

Parcel 39:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Real 1927, Page 875.
4. Right-of-way granted to Alabama Power Company recorded in Real 1974, Page 585.

Parcel 40:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
2. Less and except any part of subject property lying within any road right-of-way.
3. Joint driveway agreement recorded in Inst. No. 9601-1581.
4. Right-of-way granted to Alabama Power Company recorded in Volume 2831, Page 25 and Volume 2845, Page 98.

Parcel 41:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Inst. No. 1994-35220 and Inst. No. 1995-12825.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1998-34343.

Parcel 42:

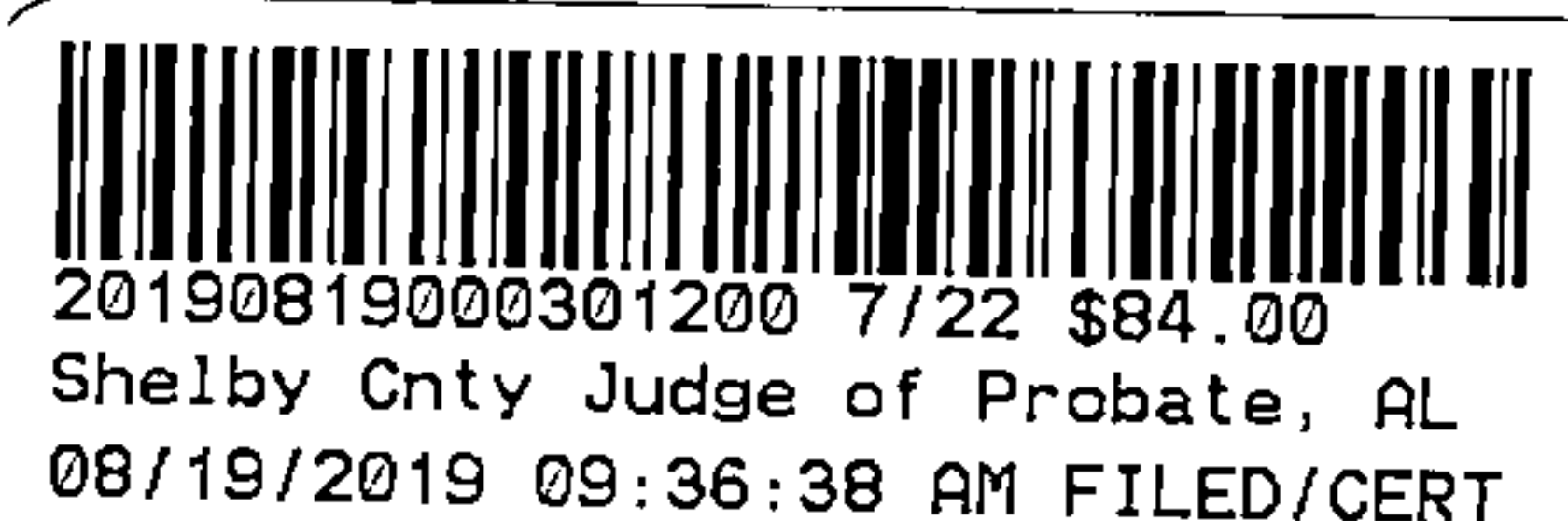
1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Inst. No. 1994-35220 and Inst. No. 1995-12825.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1998-34343.

Parcel 43:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
2. Less and except any part of subject property lying within any road right-of-way.
3. Right-of-way granted to Alabama Power Company recorded in Volume 2634, Page 377.

Parcel 44:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Right of way granted to Alabama Power Company by instrument recorded in Volume 2741, Page 234 and Page 232 and Real Volume 327, Page 259.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not





insured herein.

4. Right of way to Jefferson County, as recorded in Real Volume 4374, Page 133 and Instrument No. 9313-5950.
5. Right of way granted to South Central Bell Telephone Company by Instrument recorded in Instrument No. 9505-1947 and Instrument 9513/781.
6. Restrictions appearing of record in Instrument No. 9510-7386.

Parcel 45:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right of way granted to Alabama Power Company recorded in Volume 5205, Page 331, and Volume 5624, Page 234.

Parcel 46:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Volume 4429, Page 318.
4. Right-of-way granted the City of Birmingham recorded in Real 873, Page 590.

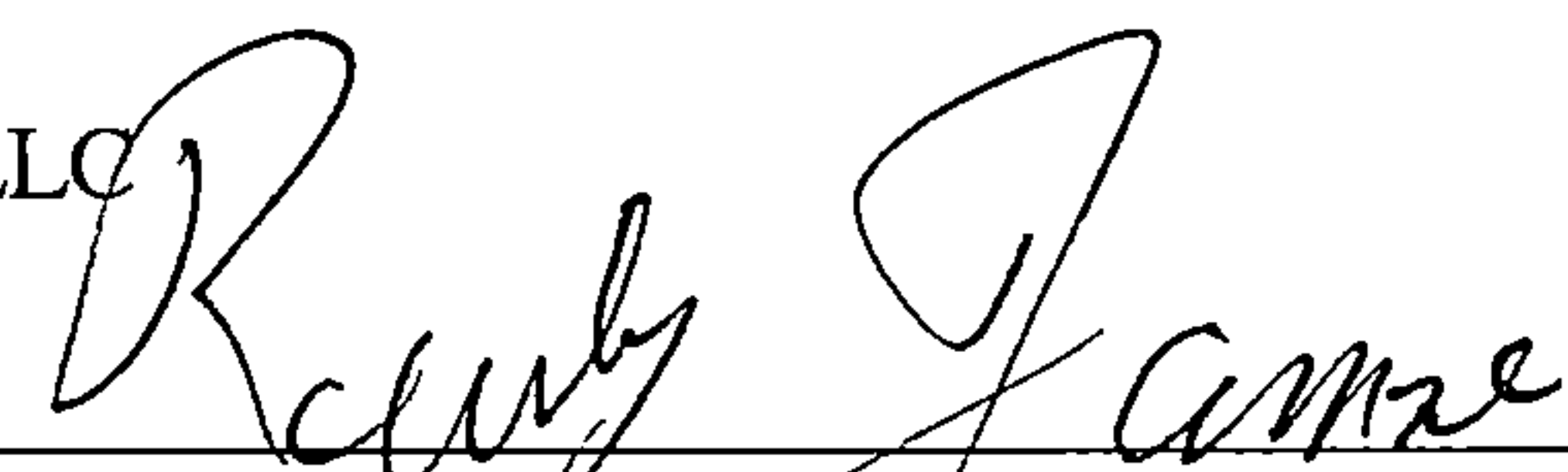
\$1,912,500.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.


TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

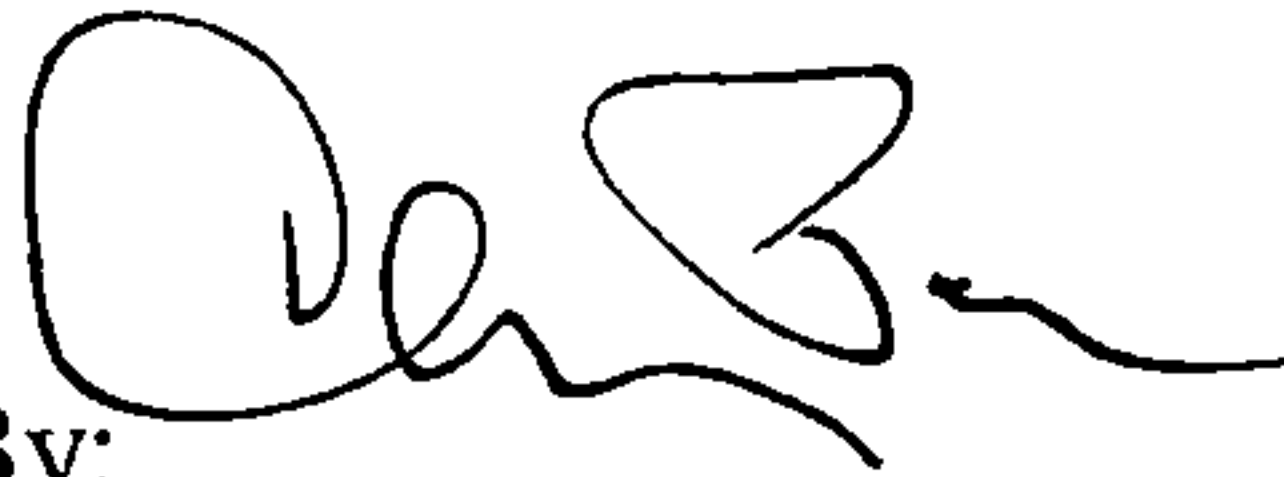
IN WITNESS WHEREOF, the said Grantor by its members, Rudy James and Charles Poe, who is authorized to execute this conveyance, hereto set its signature and seal this the 14 day August 2019.

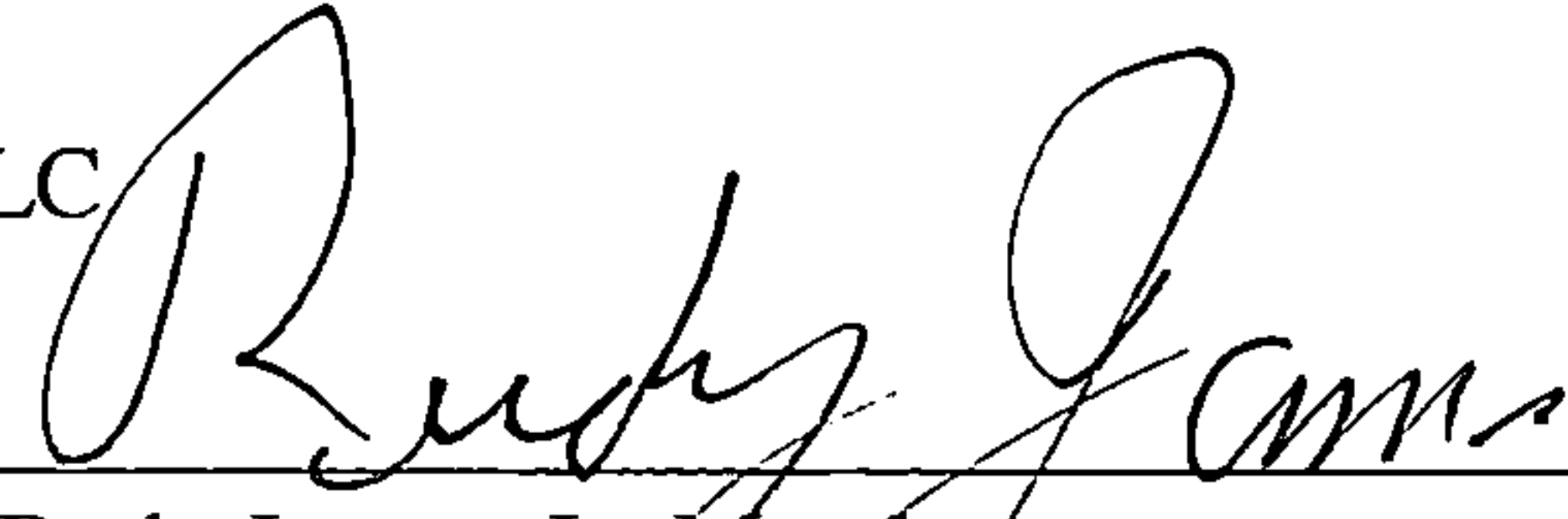
  
Rudy James

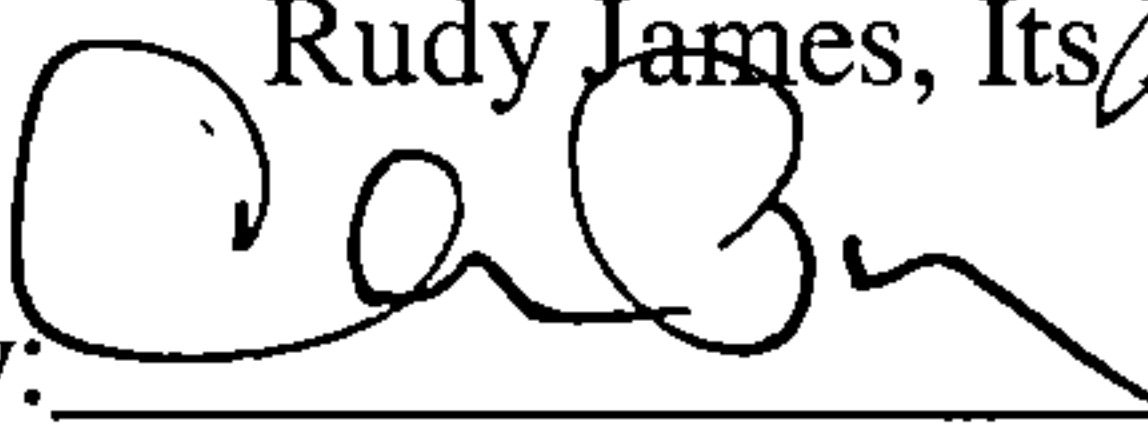
B.B., LLC  
By:   
Rudy James, Its Member

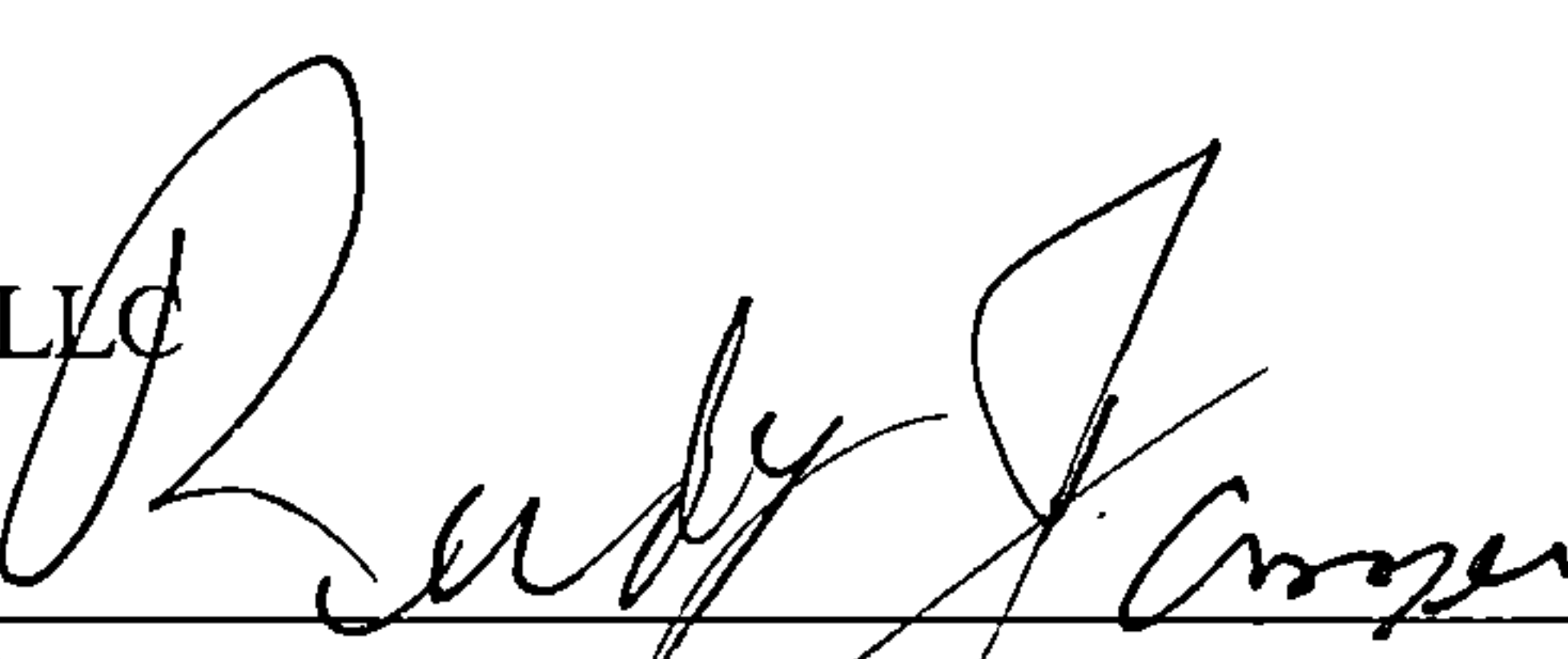
  
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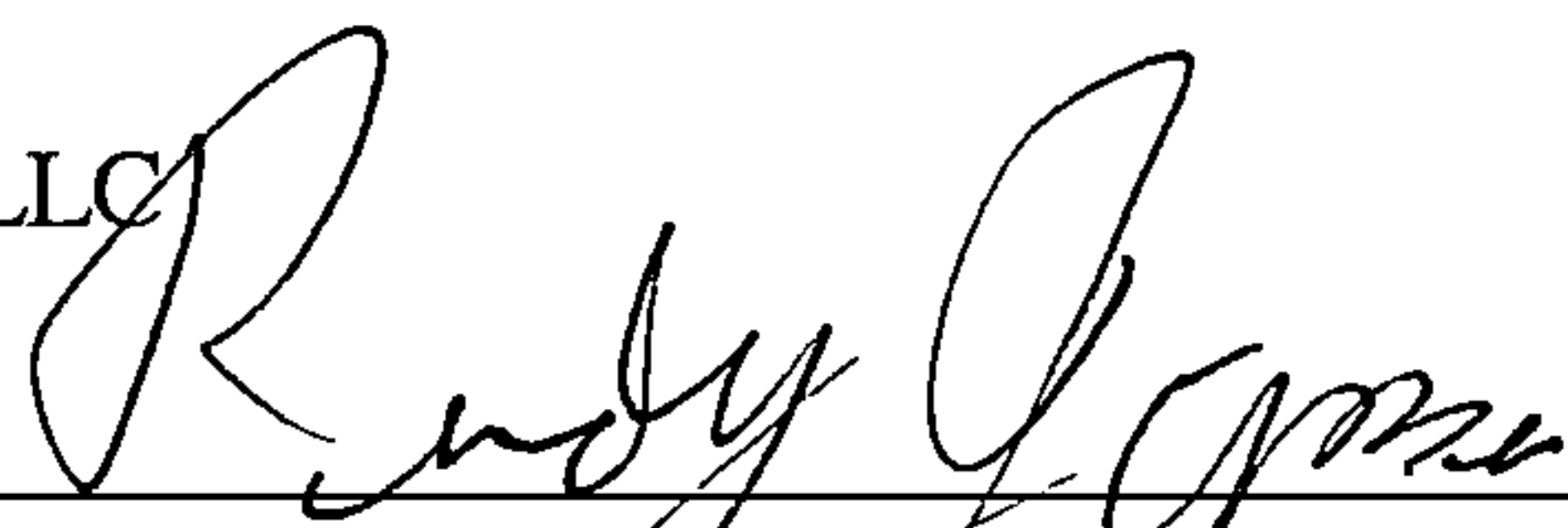
By:   
Charles Poe, Its Member

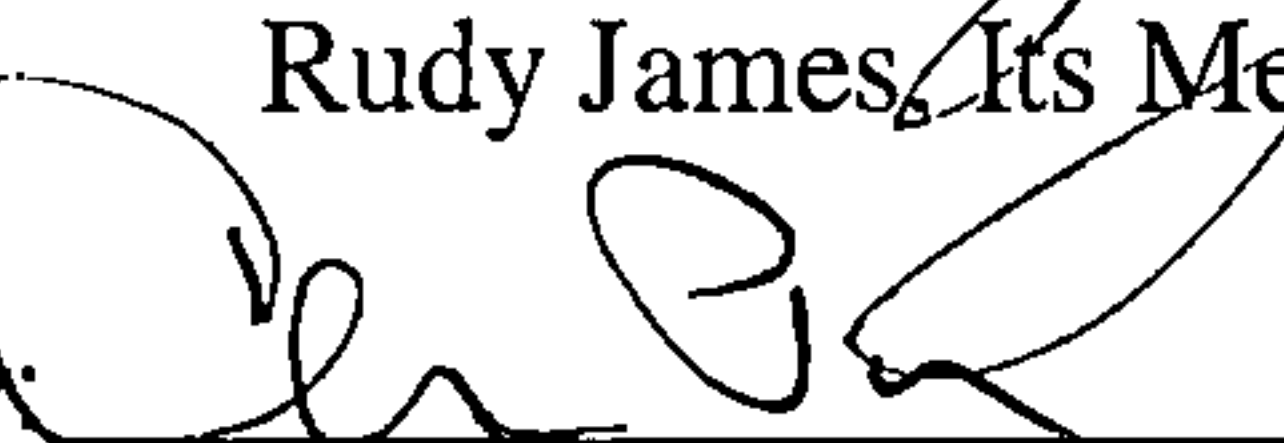
L.L., LLC  
By:   
Rudy James, Its Member

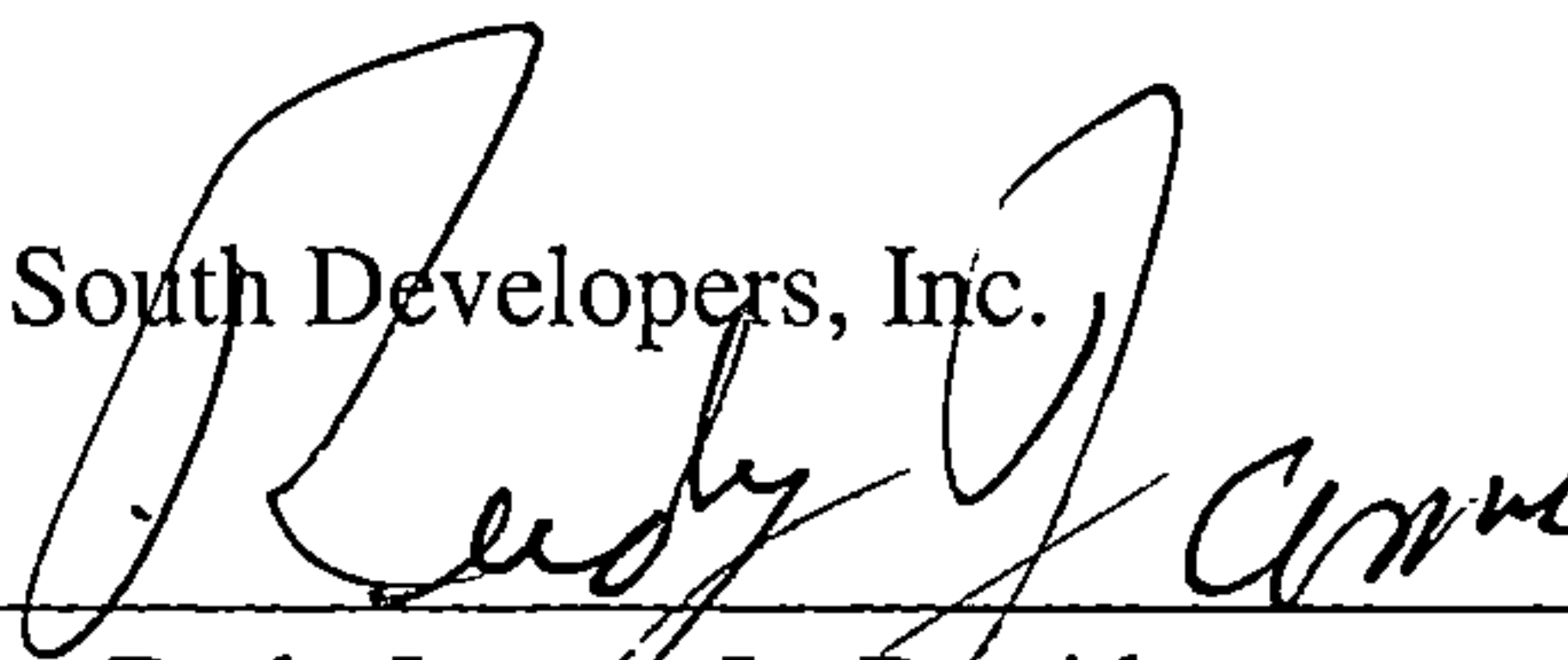
By:   
Charles Poe, Its Memeber


N.N., LLC  
By:   
Rudy James, Its Member

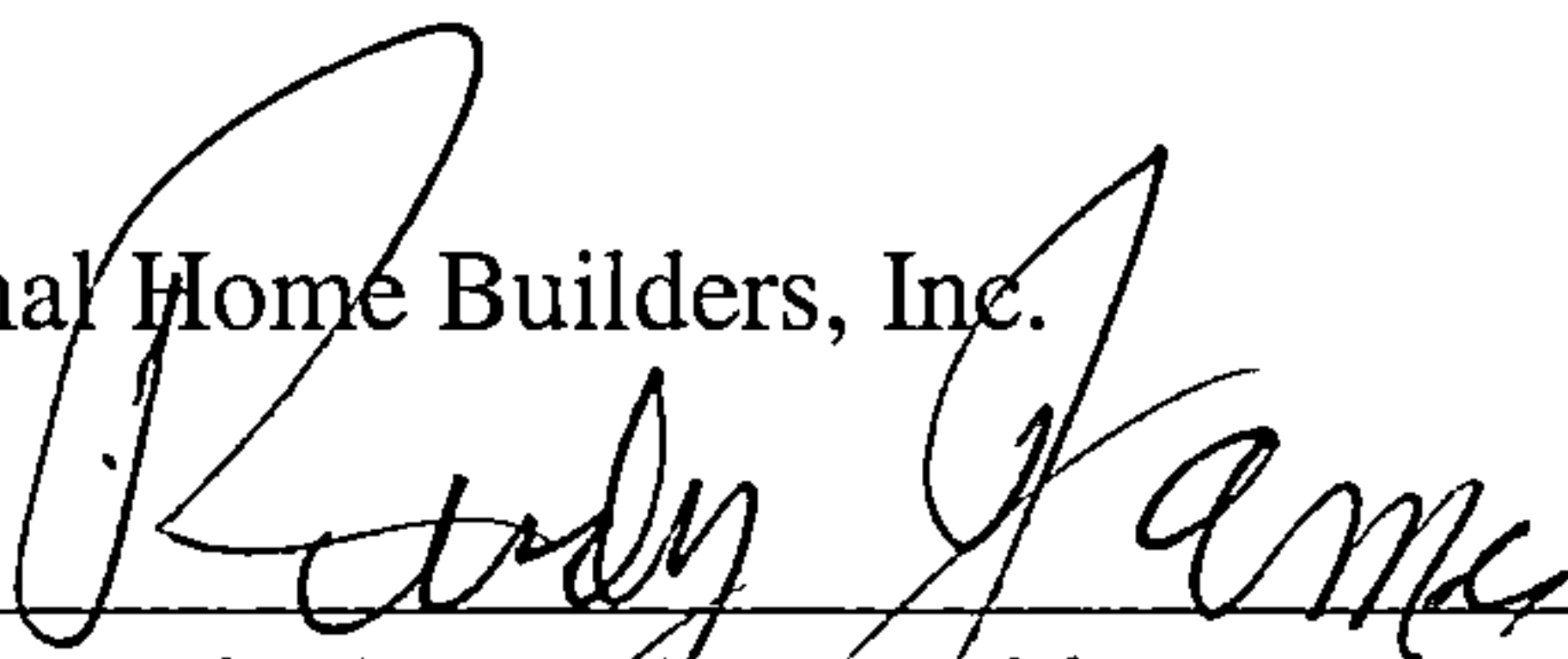
By:   
Charles Poe, Its Member

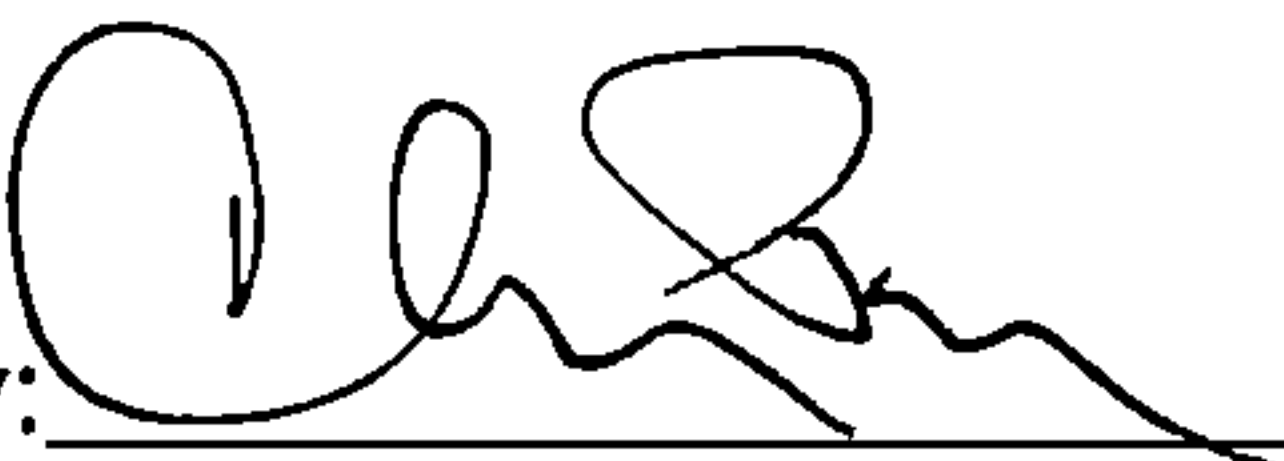
IRA, LLC  
By:   
Rudy James, Its Member

By:   
Charles Poe, Its Memeber

New South Developers, Inc.  
By:   
Rudy James, Its President

By:   
Charles Poe, Its Secretary

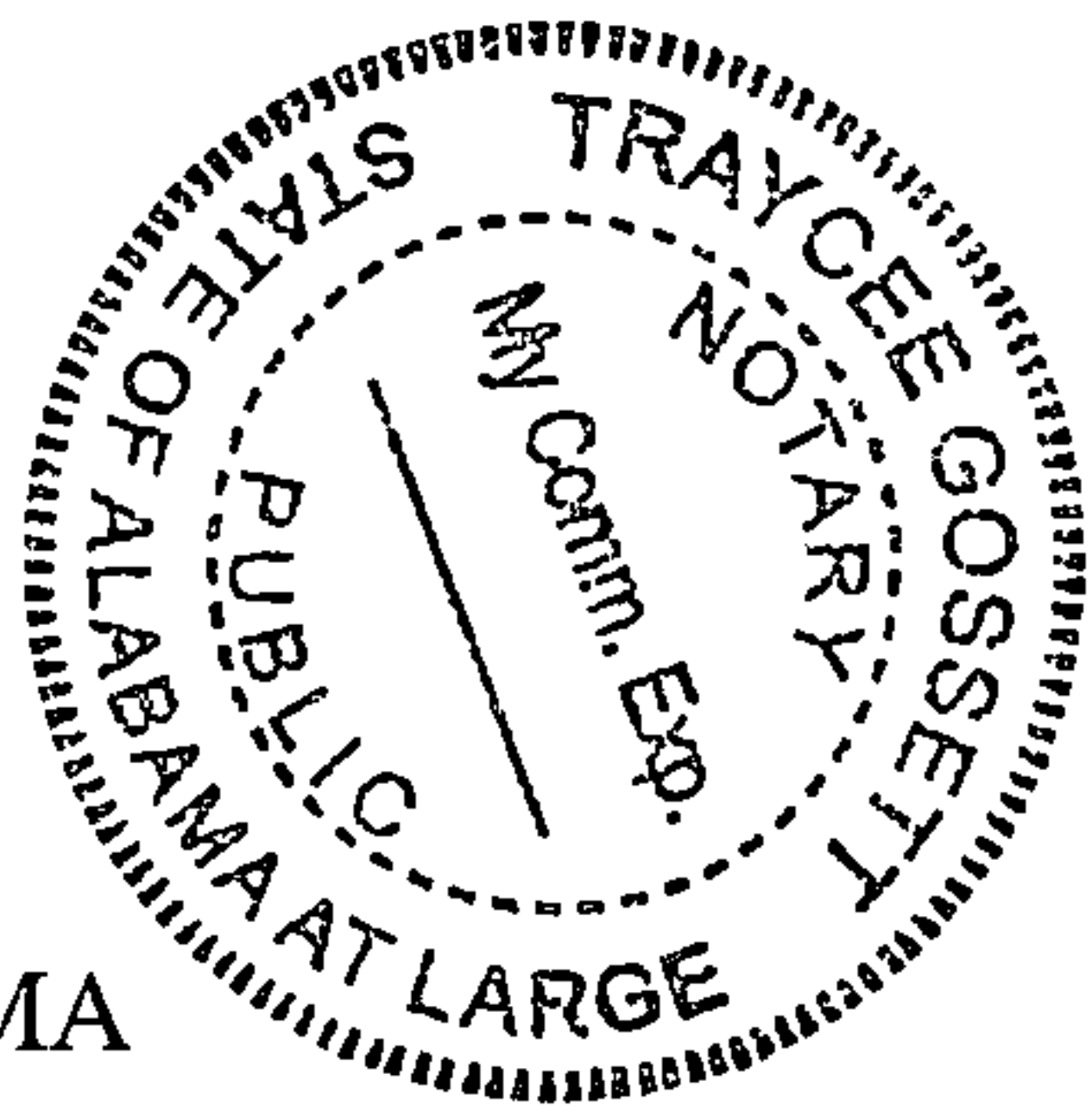
National Home Builders, Inc.  
By:   
Rudy James, Its President

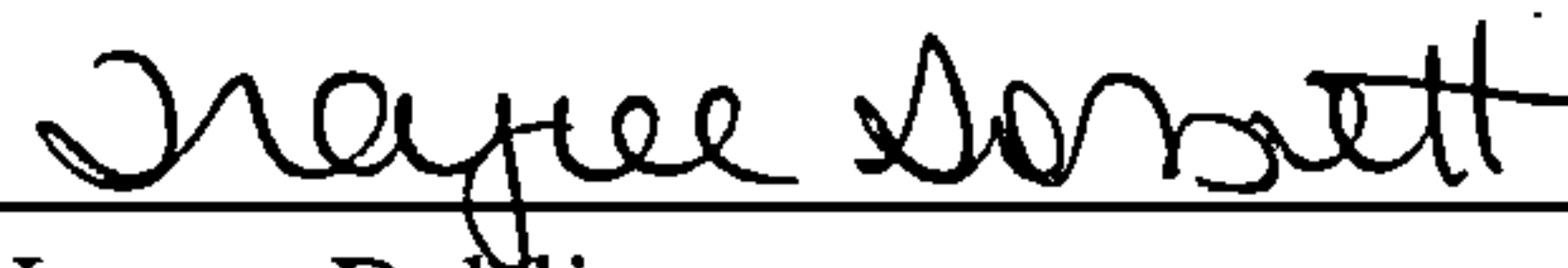
By:   
Charles Poe, Its Secretary

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rudy James, whose name(s) 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of August, 2019.



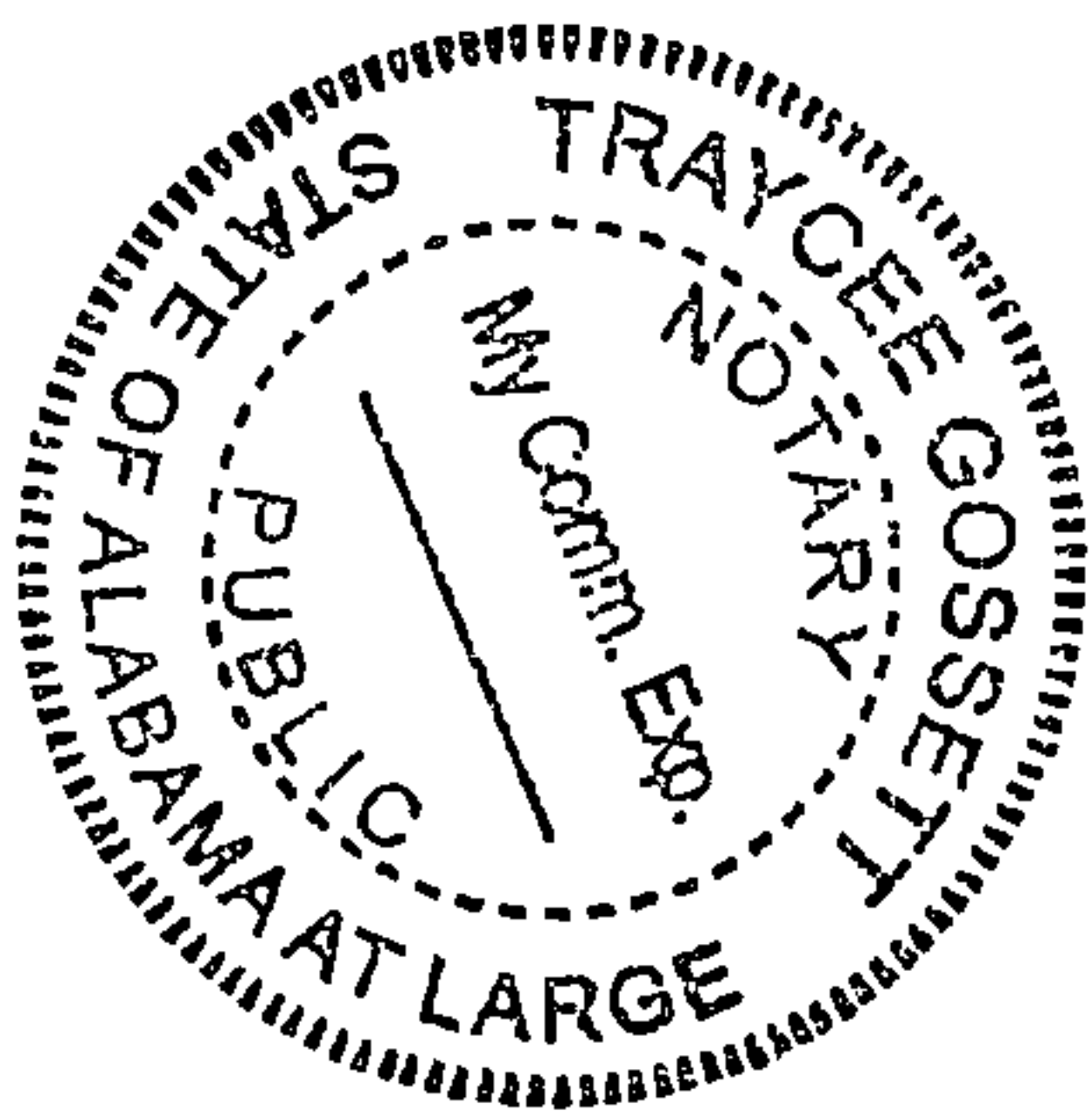
  
Notary Public

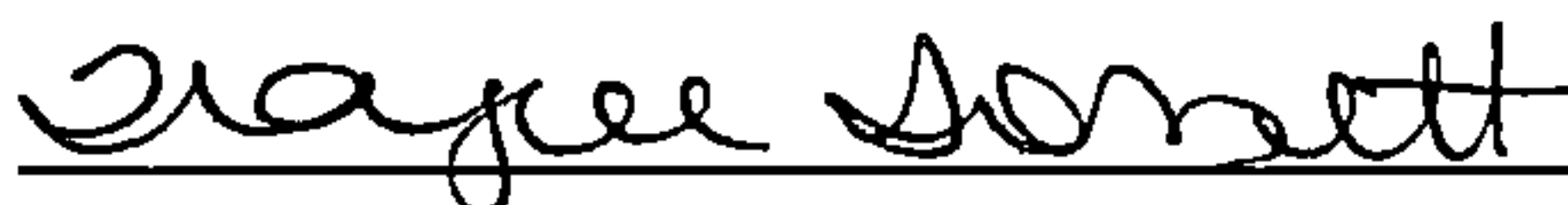
My Commission Expires: 9.14.20

STATE OF ALABAMA  
JEFFERSON COUNTY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rudy James and Charles Poe whose names as Members of B.B., LLC, a limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14 day of August, 2019.



  
Notary Public

My Commission Expires: 9.14.20

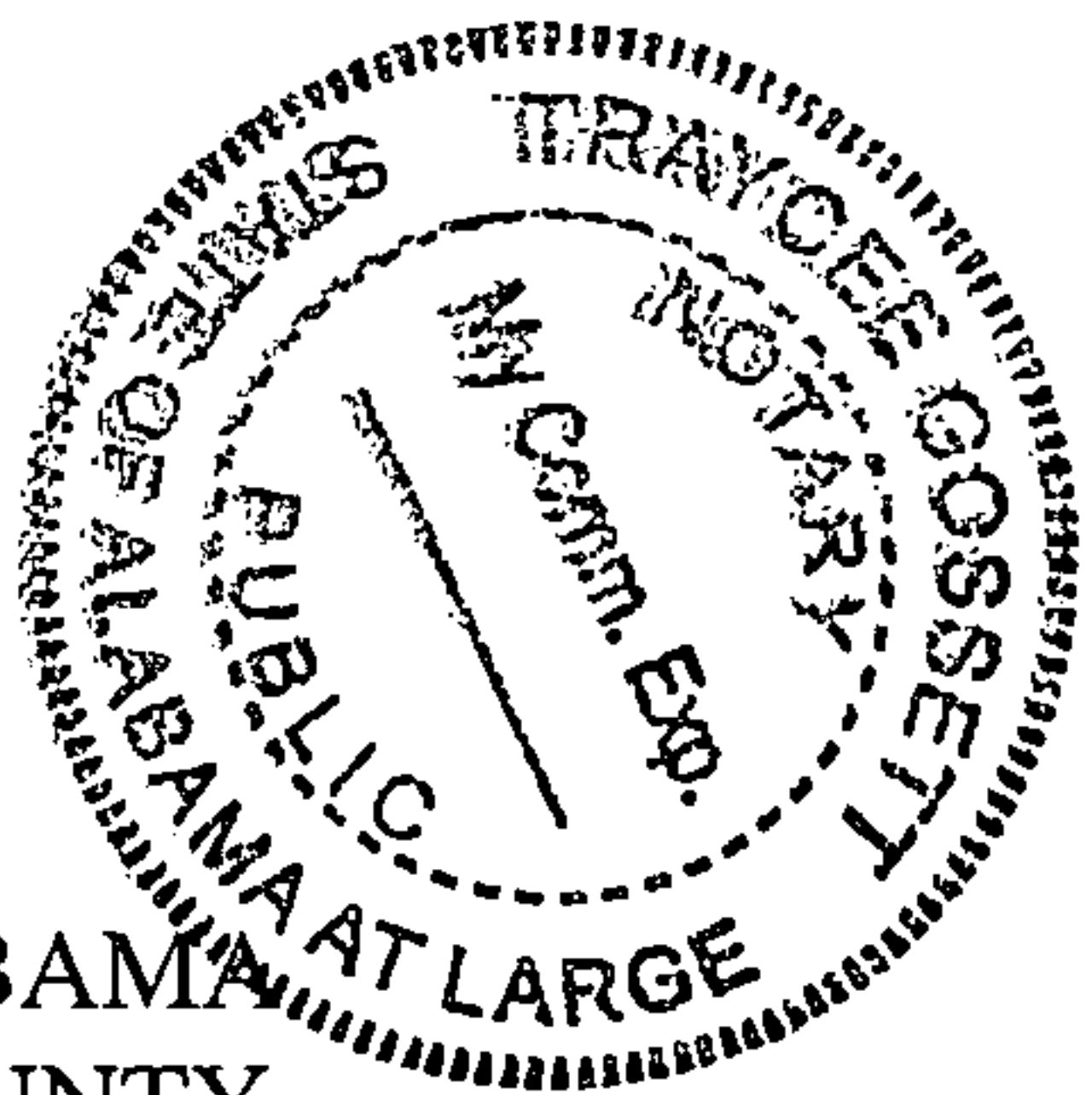
  
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Shelby Cnty Judge of Probate, AL  
08/19/2019 09:36:38 AM FILED/CERT



STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rudy James and Charles Poe whose names as Members of L.L., LLC, a limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14 day of August, 2019.



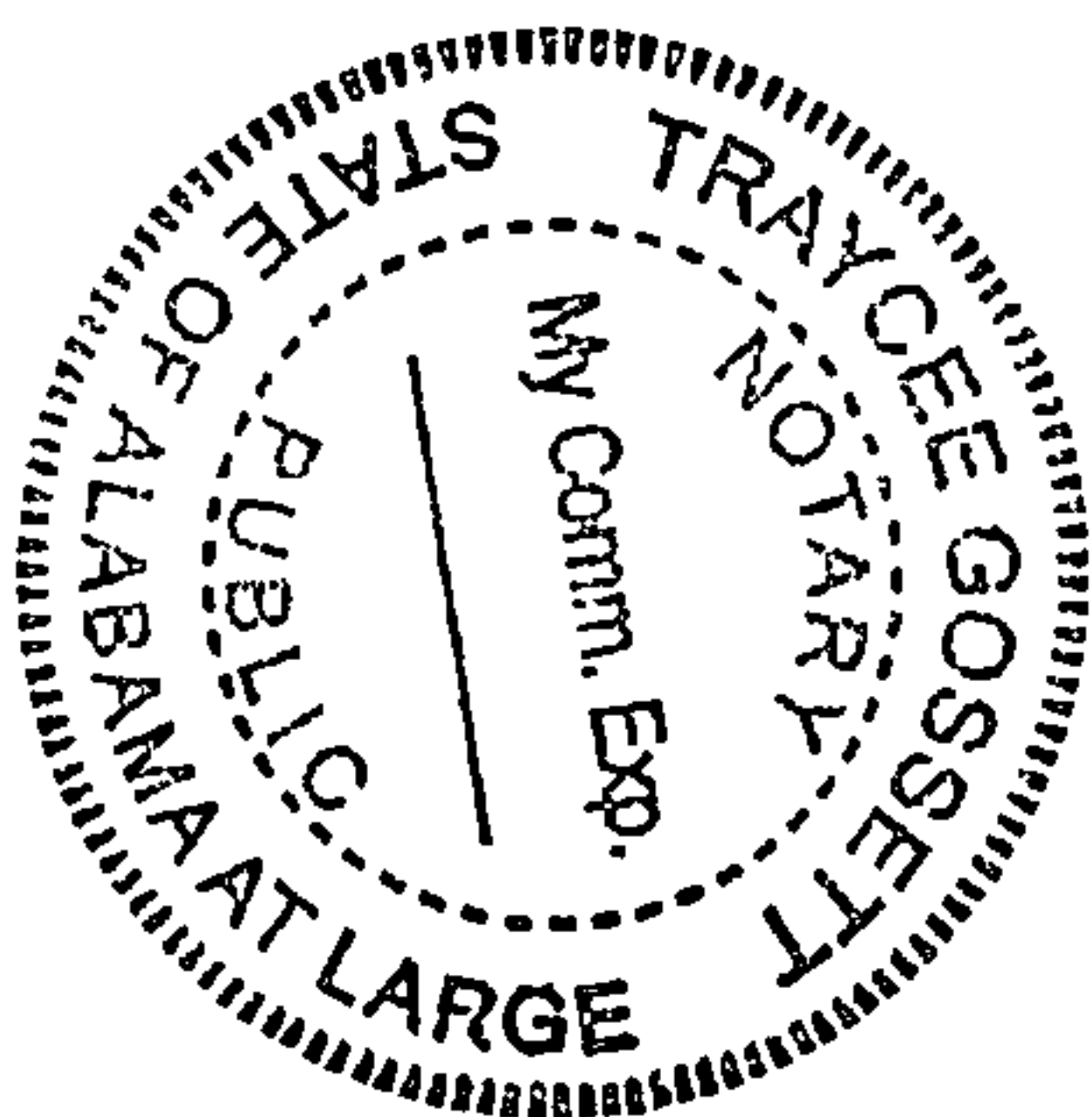
Traycee Gossett  
Notary Public

My Commission Expires: 9.14.20

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rudy James and Charles Poe whose names as Members of N.N, LLC, a limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14 day of August, 2019.



Traycee Gossett  
Notary Public

My Commission Expires: 9.14.20

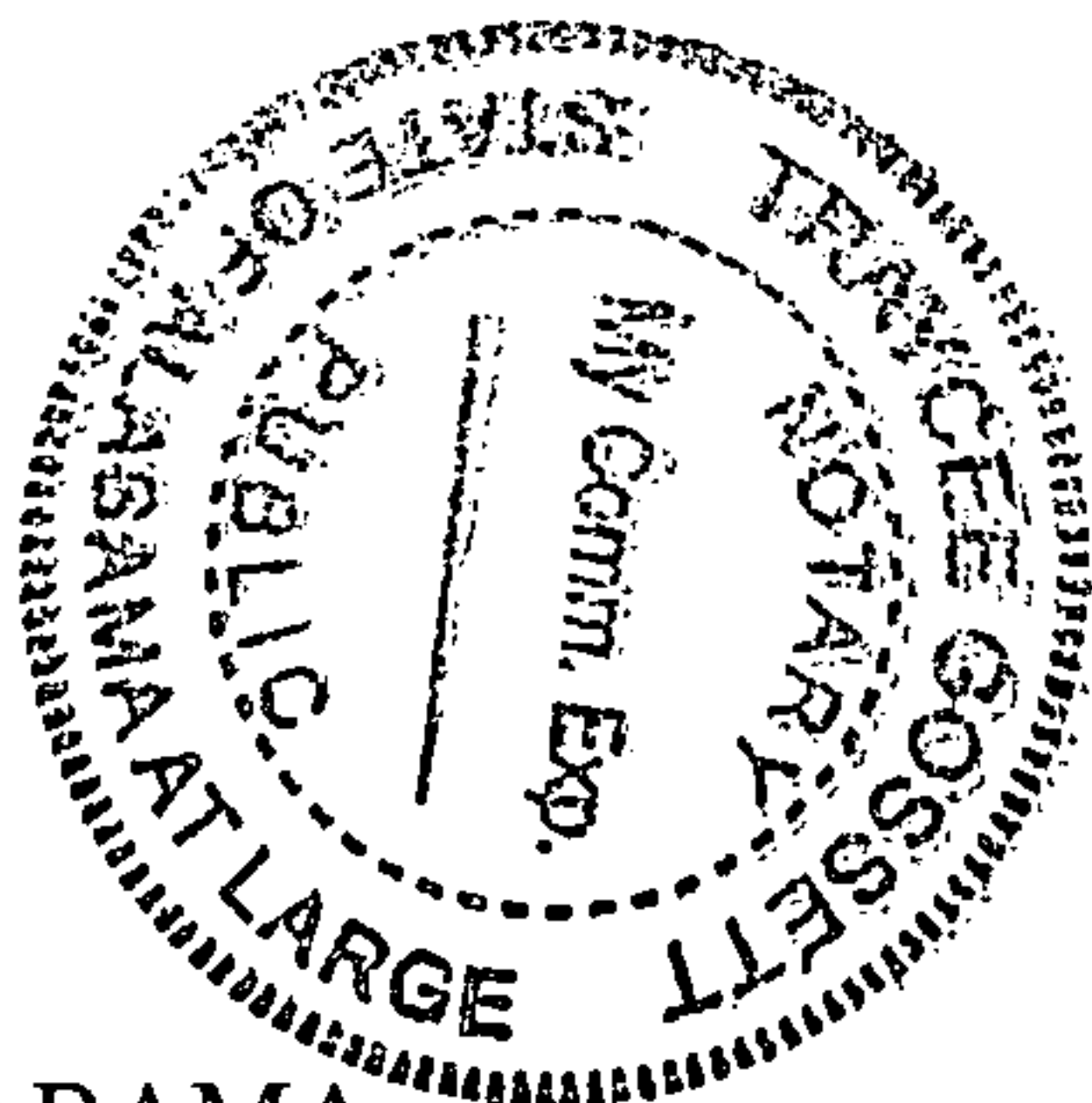


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Shelby Cnty Judge of Probate, AL  
08/19/2019 09:36:38 AM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rudy James and Charles Poe whose names as Members of IRA, LLC, a limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14 day of August, 2019.



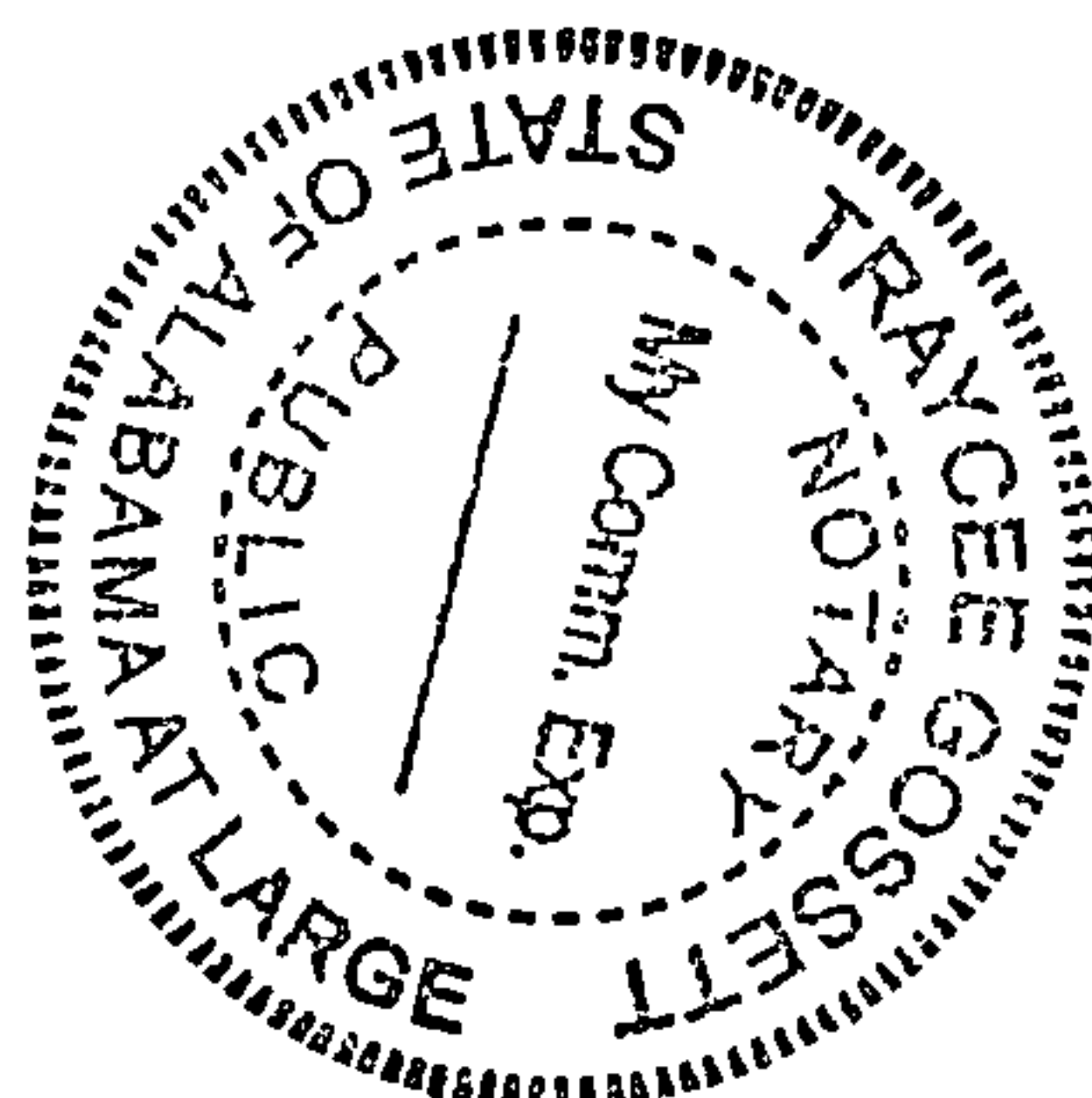
Tracee Gossett  
Notary Public

My Commission Expires: 9.14.20

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rudy James and Charles Poe, whose names as President and Secretary of New South Developers, Inc., a corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14 day of August, 2019.



Tracee Gossett  
Notary Public

My Commission Expires: 9.14.20

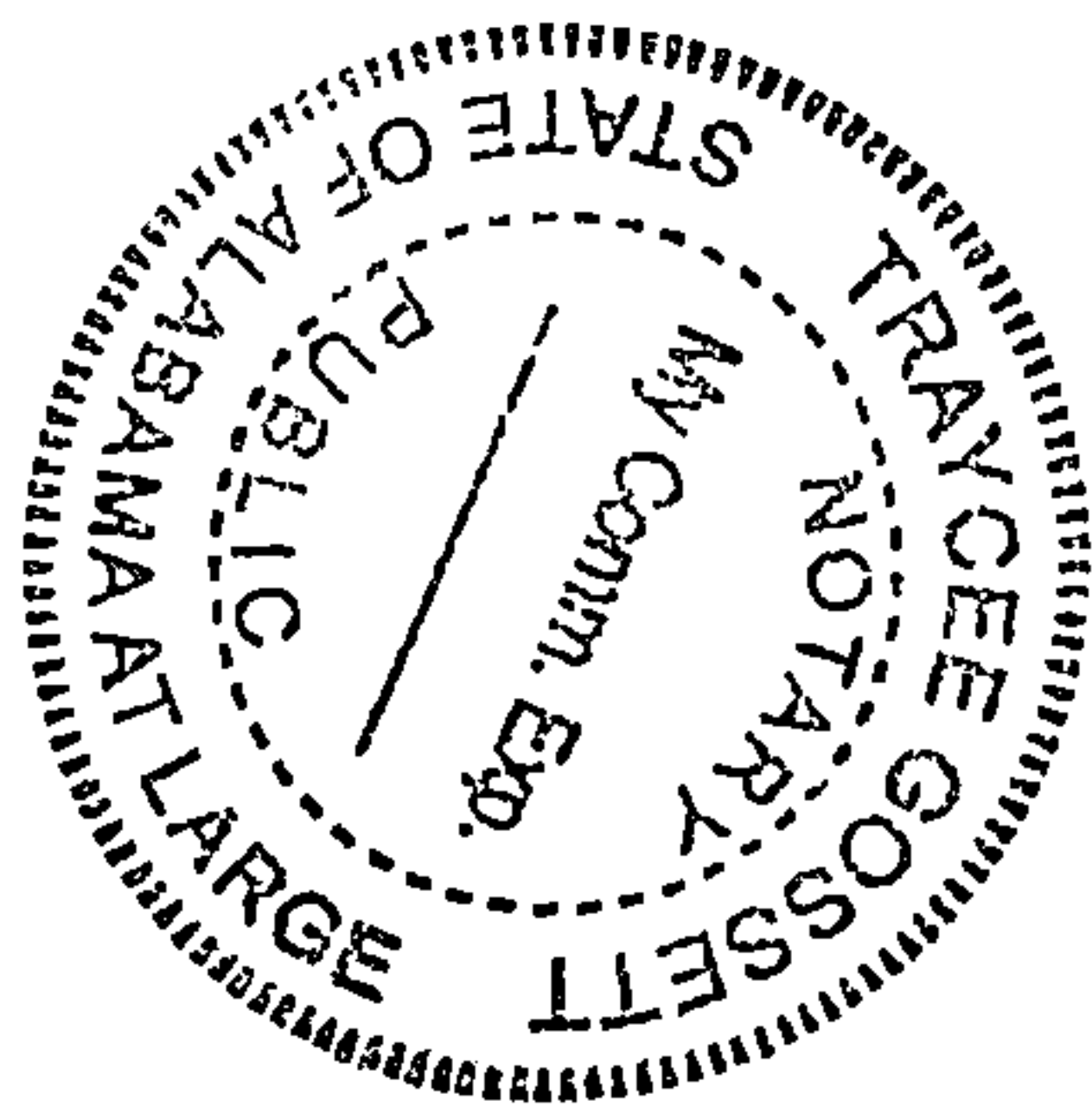
20190819000301200 12/22 \$84.00  
Shelby Cnty Judge of Probate, AL  
08/19/2019 09:36:38 AM FILED/CERT



STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rudy James and Charles Poe, whose names as President and Secretary of National Home Builders, Inc., a corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14 day of August, 2019.



Tracee Gossett  
Notary Public

My Commission Expires 9.14.20



20190819000301200 13/22 \$84.00  
Shelby Cnty Judge of Probate, AL  
08/19/2019 09:36:38 AM FILED/CERT

EXHIBIT "A"

Parcel 1

Property Address: 1414 Applegate Drive, Alabaster, AL 35007

Lot 20, according to the Resurvey of Lots 1 through 64, 89 through 104, and A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 065, Page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, Page 634.

Parcel 2

Property Address: 4665 Pyne Drive, Bessemer, AL 35022

Begin at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 4 West and run southerly along the easterly boundary line of said Quarter-Quarter Section a distance of 139.95 feet to a point; thence turn an angle of 49° 24' to the right and run southwesterly a distance of 315.78 feet to the point of beginning of the tract of land herein described. From the point of beginning continue the last described course a distance of 100 feet to a point; thence turn an angle of 90° to the left and run southeasterly a distance of 190 feet to a point; thence turn an angle of 90° to the left and run northeasterly a distance of 100 feet to a point; thence turn an angle of 90° to the left and run a distance of 190 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

Parcel 3

Property Address: 316 18<sup>th</sup> Court NW, Center Point, AL 35215

Part 1

Lot 5, according to the Amended Map of Trammell & Yarborough, First Addition to Center Point, as recorded in Map Book 43, Page 3, in the Probate Office of Jefferson County, Alabama.

Part 2

Beginning at a point on the West line of the SW ¼ of the SW ¼ of Section 18, Township 16 South, Range 1 West, Jefferson County, Alabama, which point is 795 feet South of the NW corner of said ¼ ¼ section; thence run South along the West line of said ¼ ¼ section 135 feet; thence run East and parallel with the North line of said ¼ ¼ section for 205 feet to the point of beginning of the property described herein; thence continue East along the last described course for 95.0 feet; thence run North and parallel with the West line of said ¼ ¼ section 135 feet; thence run West and parallel with the North line of said ¼ ¼ section for 95.0 feet; thence run South and parallel with the West line of said ¼ ¼ section for 135 feet to the point of beginning.

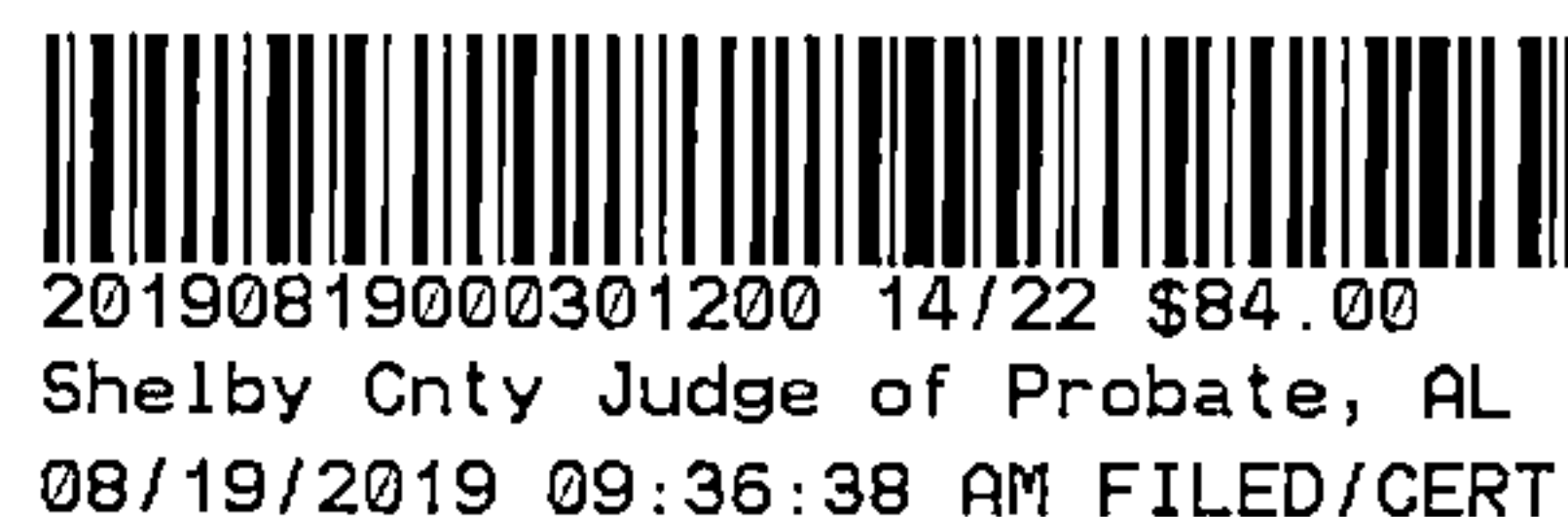
Parcel 4

Property Address: 2721 7<sup>th</sup> Place NE, Center Point, AL 35215

Lot 3, according to the Survey of Center Crest Park, as recorded in Map Book 92, Page 35, in the Probate Office of Jefferson County, Alabama.

Parcel 5

Property Address: 5075 Abbey Lane, Birmingham, AL 35215





Lot 2, Block 2, according to the Survey of Highland Meadows, Second Sector, as recorded in Map Book 181, Page 58, in the Probate Office of Jefferson County, Alabama.

Parcel 6

Property Address: 2822 Arrowhead Circle NE, Birmingham, AL 35215

Lot 20, Block 8, according to the Survey of Arrowhead, Fourth Sector, as recorded in Map Book 93, Page 51, in the Probate Office of Jefferson County, Alabama.

Parcel 7

Property Address: 728 Country View Court, Birmingham, AL 35215

Lot 6, Block 5, according to the Survey of Arrowhead, Second Sector, as recorded in Map Book 90, Page 54, in the Probate Office of Jefferson County, Alabama.

Parcel 8

Property Address: 736 Country View Court NE, Birmingham, AL 35215

Lot 8, Block 5, according to the Survey of Arrowhead, Second Sector, as recorded in Map Book 90, Page 54, in the Probate Office of Jefferson County, Alabama.

Parcel 9

Property Address: 241 Meadowdale Avenue, Birmingham, AL 35215

Lot 5, Block 3, according to the Survey of Meadowdale Estates, as recorded in Map Book 40, Page 97, in the Probate Office of Jefferson County, Alabama.

Parcel 10

Property Address: 1224 Rose Lynn Lane, Center Point, AL 35215

Lot 24, according to the Survey of Lynn Acres, as recorded in Map Book 45, Page 51, in the Probate Office of Jefferson County, Alabama.

Parcel 11

Property Address: 932 Sunset Drive, Center Point, AL 35215

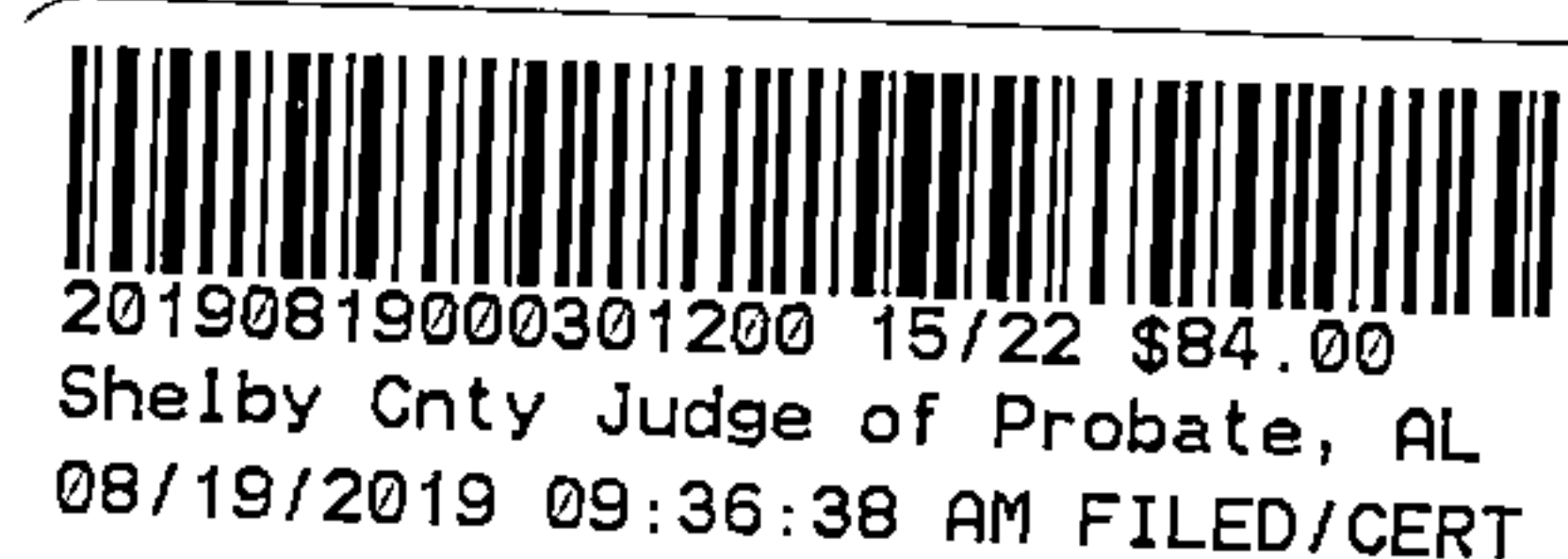
Lot 3, Block 6, according to the Survey of Meadowbrook Estates, as recorded in Map Book 34, Page 6, in the Probate Office of Jefferson County, Alabama.

Parcel 12

Property Address: 937 Sunset Drive, Center Point, AL 35215

Lot 4, Block 7, according to the Survey of Meadowbrook Estates, as recorded in Map Book 34, Page 6, in the Probate Office of Jefferson County, Alabama.

Parcel 13



Property Address: 3204 Sweeney Hollow Road, Center Point, AL 35215

That part of the SE ¼ of the SE ¼ of Section 31, Township 15, Range 1 West, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said ¼ ¼ section and run East along the South line thereof 744.9 feet, more or less, to the Southwest corner of the tract described in deed to Joseph E. Davis and wife, Gertrude Davis, recorded in Volume 6217, Page 184, in the Probate Office of Jefferson County, Alabama; thence turn an angle of 66°23' to the left and run Northerly along the Westerly line of said Davis tract 334 feet; thence turn an angle of 14°36' to the right and continue Northerly along the Westerly line of said Davis tract 213.70 feet, more or less, to a point on the Southerly line of the Sweeney Hollow Road, this being the point of beginning of tract of land herein described; thence turn an angle of 180° and run along last described call in a Southwesterly direction 100 feet; run thence in a Northwesterly direction along a line parallel with the Southerly line of said road for a distance of 150 feet; run thence in a Northeasterly direction along a line parallel with the Easterly line of the property described herein for a distance of 100 feet, more or less, to intersection with Southerly line of said road; run thence in a Southeasterly direction along the Southerly line of said road 150 feet, more or less, to the point of beginning. Situated in Jefferson County, Alabama.

Parcel 14

Property Address: 229 Tucker Avenue, Center Point, AL 35215

Lot 8, Block 2, according to the Survey of Meadowdale Estates, as recorded in Map Book 40, Page 97, in the Probate Office of Jefferson County, Alabama.

Parcel 15

Property Address: 233 Tucker Avenue, Center Point, AL 35215

Lot 7, Block 2, according to the Survey of Meadowdale Estates, as recorded in Map Book 40, Page 97, in the Probate Office of Jefferson County, Alabama.

Parcel 16

Property Address: 2536 2<sup>nd</sup> Place NW, Center Point, AL 35215

Lot 35, according to the Survey of Amended Map Valley View Estates Second Sec., as recorded in Map Book 56, Page 29, in the Probate Office of Jefferson County, Alabama.

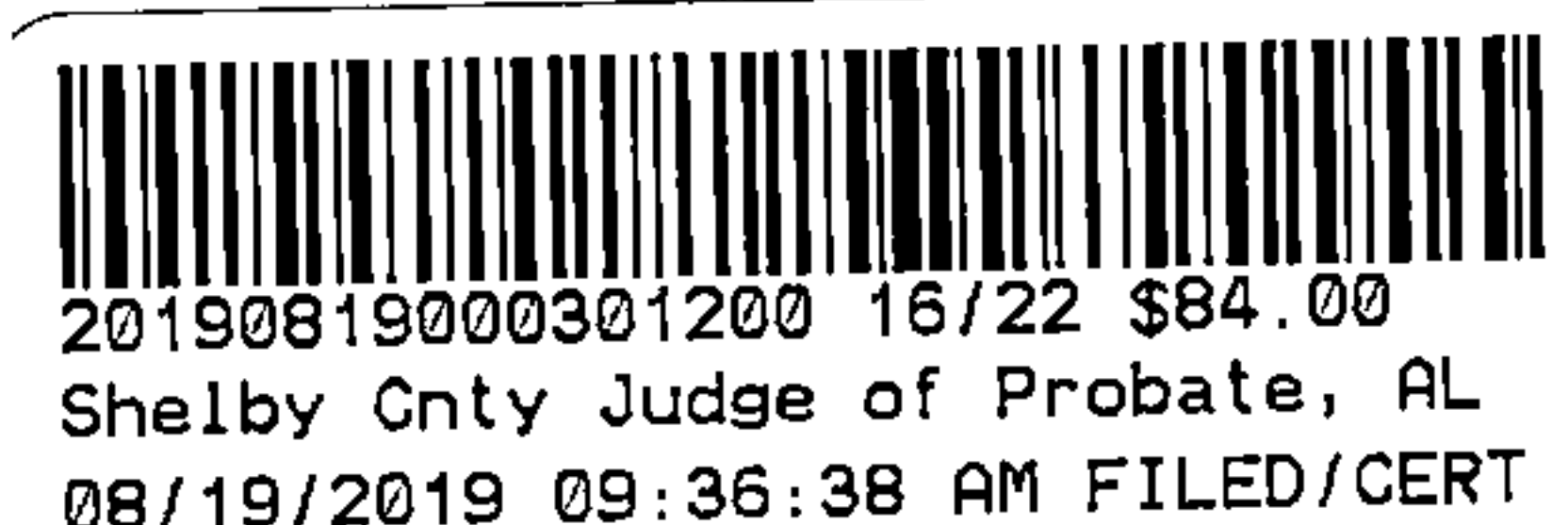
Parcel 17

Property Address: 203 85<sup>th</sup> Street South, Birmingham, AL 35206

The SW 35 feet of Lot 19 and SE 83 feet of Lot 20, Block 174, according to the Survey of East Lake, as recorded in the Probate Office of Jefferson County, Alabama. Further described as follows: The Southeast 85 feet of Lot 20, and the Southeast 83 feet of the Southwest 35 feet of Lot 19, Block 174, according to the Map and Survey of East Lake, as recorded in Map Book 1, Page 217, in the Probate Office of Jefferson County, Alabama.

Parcel 18

Property Address: 6708 4<sup>th</sup> Court North, Birmingham, AL 35206





Lots 1 & 2, Block 2, according to the Survey of Lakewood Park, as recorded in Map Book 7, Page 10, in the Probate Office of Jefferson County, Alabama.

Parcel 19

Property Address: 719 80<sup>th</sup> Street South, Birmingham, AL 35206

Lot 35, Block 32, according to the Survey of South Highlands of East Lake, as the same is recorded in the Probate Office of Jefferson County, Alabama, in Map Book 6, Page 66, except any part of said Lot 35, lying west of the following described line:

Begin at a point on the northerly line of said Lot 35, at a point and wire fence 19 feet east of the said Northwest corner of said Lot 35; thence run in a southwesterly direction along said fence 113 feet, more or less, to the southernmost point of said fence; thence continue in a southwesterly direction on the same bearing of said fence 27 feet, more or less, to the south boundary of said Lot.

Parcel 20

Property Address: 8115 2<sup>nd</sup> Avenue South, Birmingham, AL 35206

Lot 27, Block 134, according to the Survey of East Lake, as recorded in Map Book 1, Page 217, in the Probate Office of Jefferson County, Alabama.

Parcel 21

Property Address: 8606 2<sup>nd</sup> Avenue North, Birmingham, AL 35206

Lot 34 and South ½ of Lot 33, Block 3, according to the Survey of Arden Park, as recorded in Map Book 10, Page 1, in the Probate Office of Jefferson County, Alabama.

Parcel 22

Property Address: 7100 Georgia Road, Birmingham, AL 35212

Lot 6 and the West ½ of Lot 7, Block 14, according to the Survey of Gate City, as recorded in Map Book 1, Page 378, in the Probate Office of Jefferson County, Alabama.

Parcel 23

Property Address: 8308 8<sup>th</sup> Avenue South, Birmingham, AL 35206

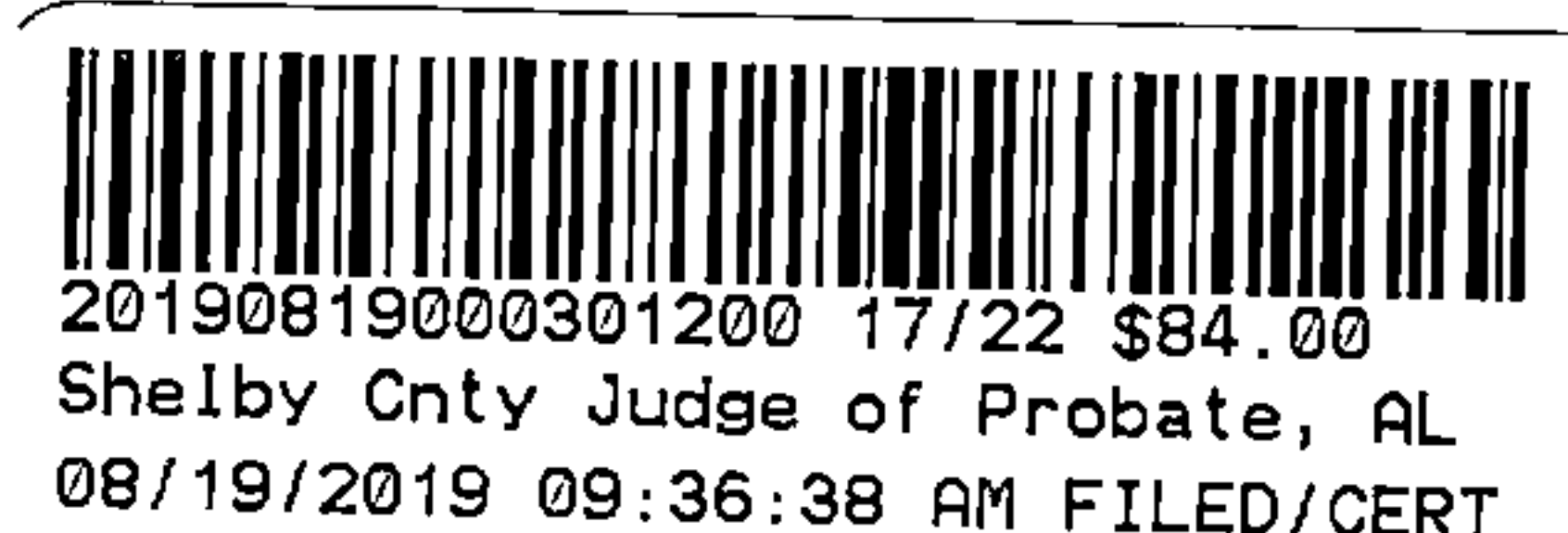
Lot 3-A, according to the resurvey as recorded in Map Book 86, Page 47, in the Probate Office of Jefferson County, Alabama of Lots 2 and 3, South Highlands of East Lake.

Parcel 24-Intentionally Deleted

Parcel 25

Property Address: 128 Honeysuckle Lane, Gardendale, AL 35071

That part of the SW ¼ of NE ¼ of Section 24, Township 16, Range 3 West, Jefferson County, Alabama, more particularly described as follows:



Beginning at the southwest corner of said  $\frac{1}{4}$   $\frac{1}{4}$  section; thence Easterly along the south line thereof for a distance of 315 feet; thence Northerly and parallel with the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 230 feet to the point of beginning of the tract here described, from the point of beginning thus obtained, run Easterly and parallel with the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 343.17 feet, more or less, to the west boundary line of tract conveyed to B.F. Watts and Lucile Watts by deed recorded in Volume 3403, Page 167, in the Probate Office of Jefferson County, Alabama, thence in a Northerly direction and along said west boundary of the Watts tract for a distance of 190 feet, more or less, to the Southerly boundary of tract conveyed to T.W. Chappell and Mildred Chappell by deed recorded in Volume 3043, Page 550, in said Probate Office, thence in a Westerly direction along the Southerly boundary of said Chappell tract and along the Southerly boundary of tracts conveyed to John Walthall and Madeline Walthall by deed recorded in Volume 3664, Page 196, and to Horace M. Gay by deed recorded in Volume 3710, Page 103, for a distance of 343.17 feet, more or less, to the Easterly line of tract conveyed to John W. Golden by deed recorded in Volume 3713, Page 380, thence in a Southerly direction along the Easterly line of said Golden tract for a distance of 190 feet, more or less, to the point of beginning. Situated in Jefferson County, Alabama.

Parcel 26

Property Address: 1716 Magnolia Street, Gardendale, AL 35071

Lot 50, Block 1, according to the Survey of Gardenview Estates Sixth Sector, as recorded in Map Book 102, Page 71, in the Probate Office of Jefferson County, Alabama.

Parcel 27-Intentionally Deleted

Parcel 28-Intentionally Deleted

Parcel 29-Intentionally Deleted

Parcel 30

Property Address: 2300 Grayson Valley Drive, Birmingham, AL 35235

Unit 2300, Willow Tree II Condominium, a Condominium according to the Declaration of Condominium, as recorded in Real Volume 2653, Page 569, as amended in Real Volume 2703, Page 468, and in Real Volume 2752, Page 842, and By-Laws thereto; as recorded in Real Volume 2653, Page 600, and amended in Real Volume 2703, Page 497, and in Real Volume 2752, Page 839, each together with an undivided fractional interest in the common elements assigned to the Units in Article 4, Paragraph C (1), in said Declaration of Condominium of Willow Tree II Condominium, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Willow Tree II Condominium, a Condominium, as recorded in Map Book 143, Page 12, in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel 31

Property Address: 712 Jeannine Court, Birmingham, AL 35235

Lot 8, according to the Resurvey of Re-Survey of Roberts First Addition to Huffman, as recorded in Map Book 36, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel 32

Property Address: 724 Jeannine Court, Birmingham, AL 35235



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Lot 12, according to the Resurvey of Re-Survey of Roberts First Addition to Huffman, as recorded in Map Book 36, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel 33

Property Address: 719 Jeannine Court, Birmingham, AL 35235

Lot 13, according to the Resurvey of Re-Survey of Roberts First Addition to Huffman, as recorded in Map Book 36, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel 34

Property Address: 716 Jeannine Court, Birmingham, AL 35235

Lot 9, according to the Resurvey of Re-Survey of Roberts First Addition to Huffman, as recorded in Map Book 36, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel 35

Property Address: 720 Jeannine Court, Birmingham, AL 35235

Lot 10, according to the Resurvey of Re-Survey of Roberts First Addition to Huffman, as recorded in Map Book 36, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel 36

Property Address: 708 Jeannine Court, Birmingham, AL 35235

Lot 7, according to the Resurvey of Re-Survey of Roberts First Addition to Huffman, as recorded in Map Book 36, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel 37

Property Address: 704 Jeannine Court, Birmingham, AL 35235

Lot 6, according to the Resurvey of Re-Survey of Roberts First Addition to Huffman, as recorded in Map Book 36, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel 38

Property Address: 724 Danton Lane, Irondale, AL 35210

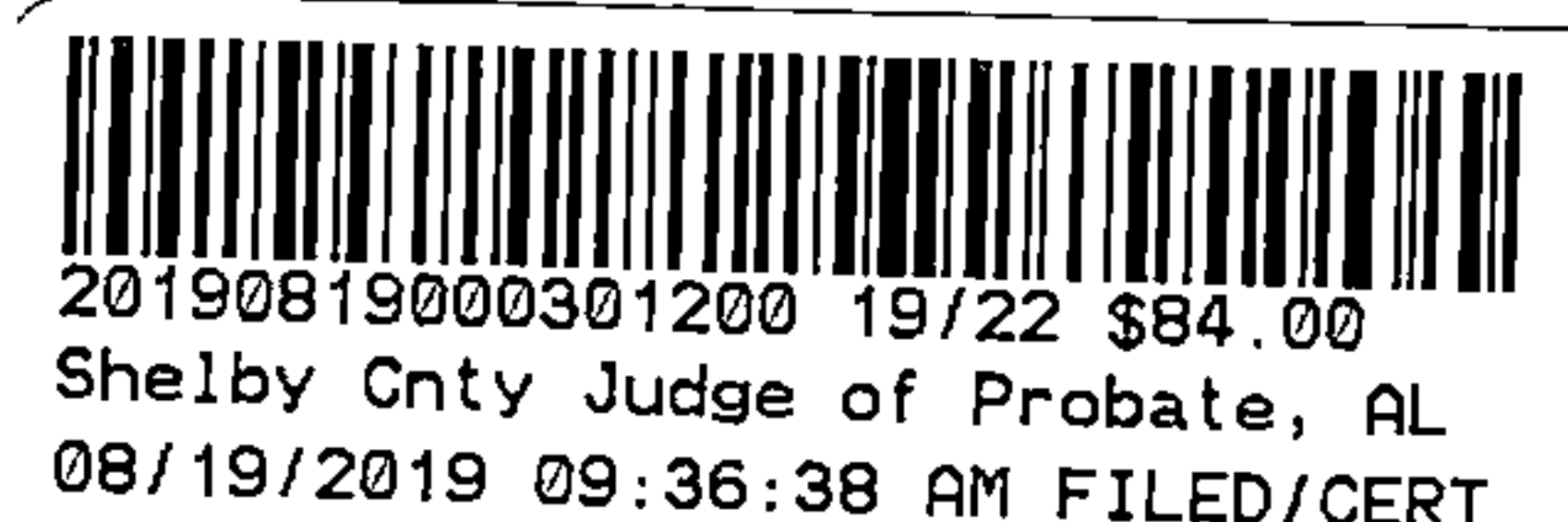
Lot 25, Block 28, according to the Survey of Crestline's Holiday Gardens, Sixth Sector, as recorded in Map Book 49, Page 58, in the Probate Office of Jefferson County, Alabama.

Parcel 39

Property Address: 7 Moonglow Drive, Birmingham, AL 35215

Lot 56, Block 10, according to the Survey of Sunrise East – Third Sector, as recorded in Map Book 124, Page 13, in the Probate Office of Jefferson County, Alabama.

Parcel 40



Property Address: 1942 Glennwood Road, Mooris, AL 35116

Commence at the NE corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  Section 20, Township 15 South, Range 2 West, thence south along the  $\frac{1}{4}$ -  $\frac{1}{4}$  line a distance of 419.93 feet; thence an angle 91 degrees 13' right a distance of 261.78 feet to an iron being the point of beginning; thence continue along the last named course 145.00 feet to an iron; thence an angle 63 degree 41'43" right a distance of 192.57 feet to an iron; thence an angle 116 degrees 9'17" right a distance 145.00 feet to an iron; thence an angle 63 degrees 53'43" right a distance of 192.91 feet to the point of beginning. Situated in Jefferson County, Alabama, Birmingham Division.

Parcel 41

Property Address: 102 Canyon Trail, Pelham, AL 35124

Lot 2, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

Parcel 42

Property Address: 139 Canyon Trail, Pelham, AL 35124

Lot 17, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

Parcel 43

Property Address: 7105 Highway 75, Pinson, AL 35126

Commence at the SW corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, Township 15 South, Range 1 West; thence run North along the West line thereof for 165.91 feet; thence 39 degrees 33 minutes 06 seconds right, run Northeasterly 896.78 feet to the point of beginning, said point being on the Southeasterly right of way of Alabama State Highway #75 and a curve concaved to the left (having a radius of 7162 feet and a central angle of 109 degrees 09 minutes 17 seconds); thence continue Northeasterly along said right of way and curve a chord distance of 144.35 feet; thence 86 degrees 01 minutes 37 seconds right from chord of said curve run Southeasterly 130.0 feet; thence 90 degrees 16 minutes 30 seconds right run southwesterly 144.00 feet; thence 89 degrees 43 minutes 30 seconds right run Northwesterly 139.31 feet to the point of beginning, Jefferson County, Alabama.

Parcel 44

Property Address: 6122 Summerside Drive, Pinson, AL 35126

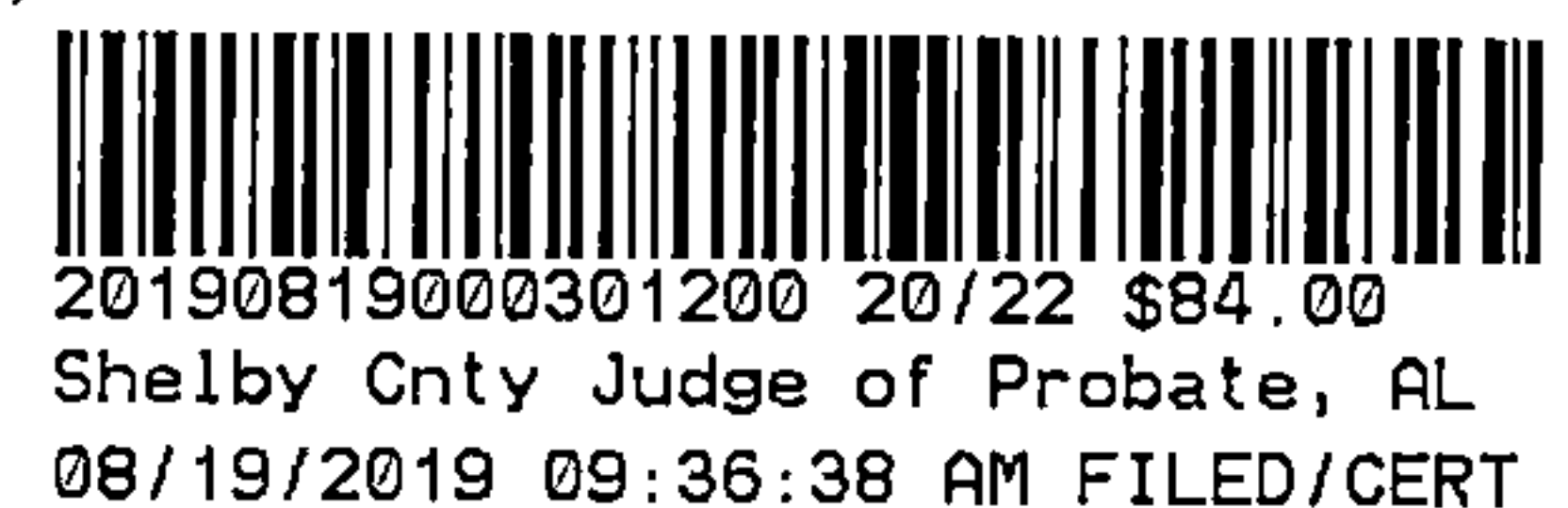
Lot 34, according to the Survey of Summercrest, 2<sup>nd</sup> Sector, as recorded in Map Book 182, Page 87, in the Probate Office of Jefferson County, Alabama.

Parcel 45

Property Address: 856 Brad Drive, Birmingham, AL 35235

Lot 15, Block 2, according to the Survey of Murphy Addition to Roebuck Plaza, as recorded in Map Book 40, Page 34, in the Probate Office of Jefferson County, Alabama.

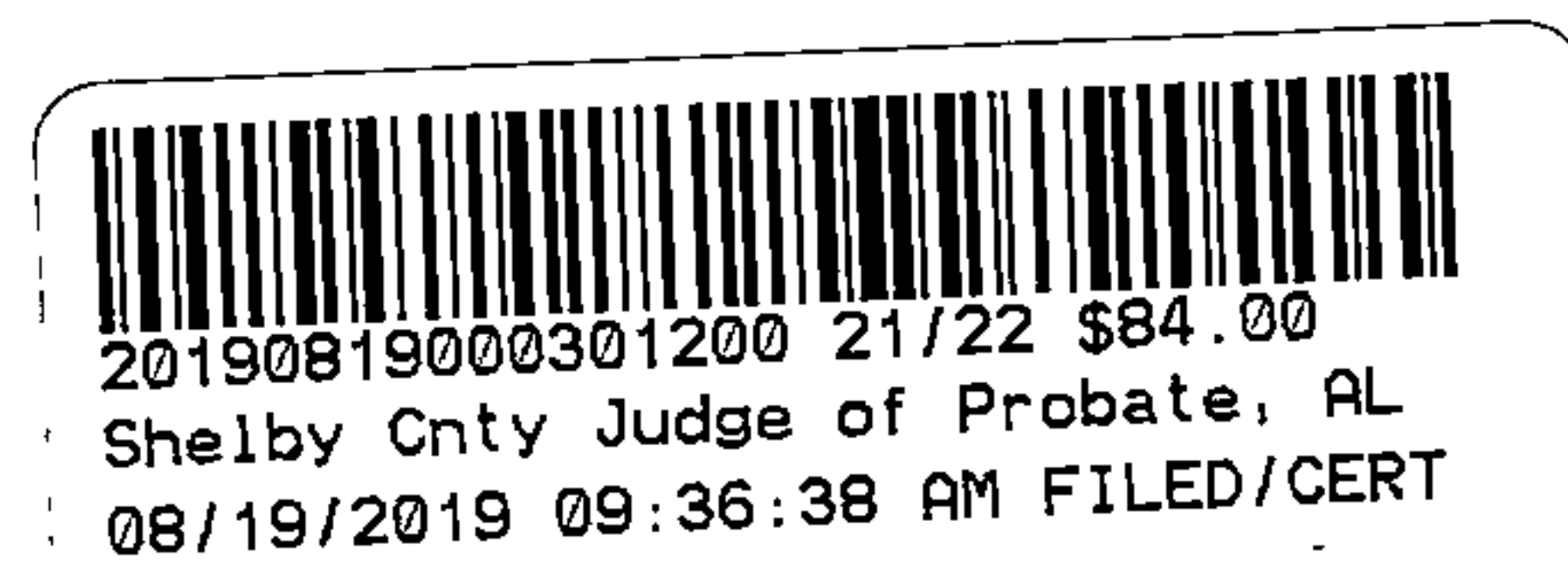
Parcel 46





Property Address: 638 West Boulevard, Birmingham, AL 35206

Lot 8, Block 4, according to the Survey of First Addition to Bel Air, as recorded in Map Book 33, Page 7, in the Probate Office of Jefferson County, Alabama.



# Real Estate Sales Validation Form

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

Grantor's Name The James Companies  
Mailing Address 500 Southland Dr.  
#212  
Birmingham, AL 35226

Grantee's Name Duratus Portfolio LLC  
Mailing Address 3605 8th Ave. S  
Birmingham, AL 35222

Property Address See Exhibit "A"  
Attached

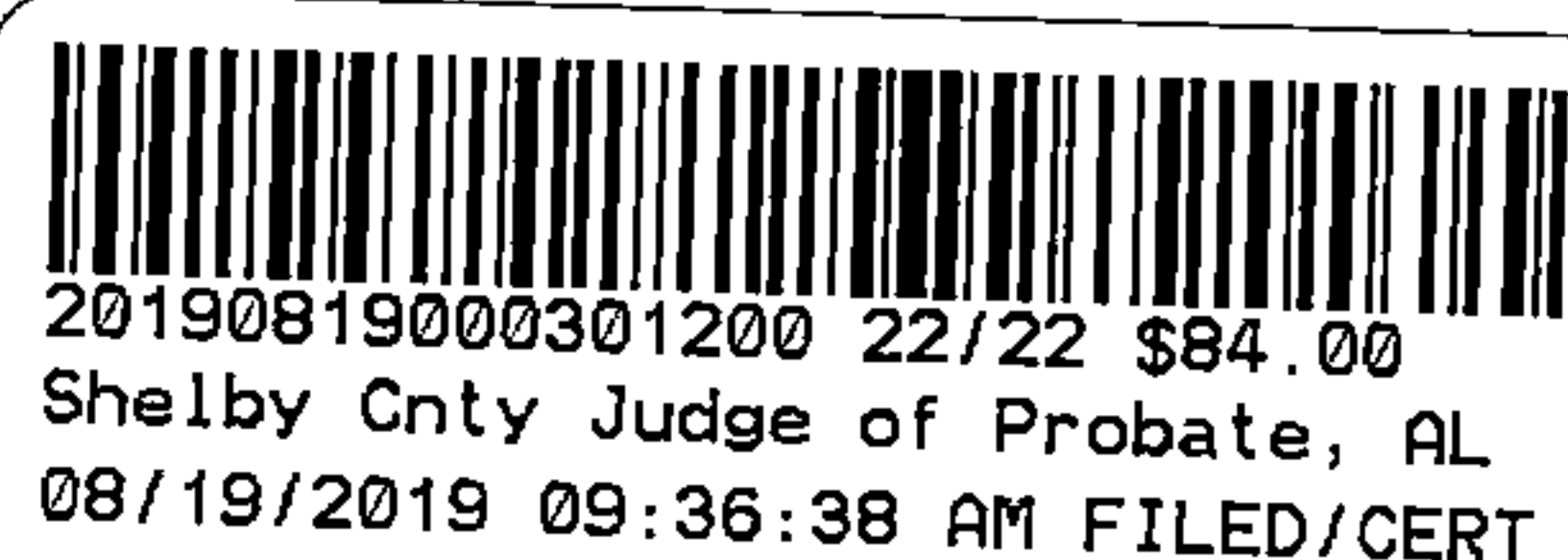
Date of Sale August 14, 2019  
Total Purchase Price \$ 2,500,000.00

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)

☐ 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 \_\_\_\_\_

Print James E. Hill Jr.

Unattested \_\_\_\_\_

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)