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09/18/2019 03:29:26 PM
DEEDS 1/3

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
P.O. Box 3549
Gulf Shores, Alabama 36547

SEND TAX NOTICE TO:

Exclusive Holdings, LLC
196 Chandalar Place Drive
Pelham, Alabama
35124-1771

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$875,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **FSS Warehousing Property, LLC, an Alabama limited liability company**, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto **Exclusive Holdings, LLC** (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, run Northerly along the West boundary line of the Southeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West for 442.13 feet to the Point of Beginning of the land herein described; thence turn an angle of 90 degrees to the right and run Easterly 465.13 feet, more or less, to a point on the West right-of-way line of U.S. 31 Highway; thence turn an angle of 62 degrees 26 minutes to the left and run Northeasterly along the West right-of-way line of U.S. 31 Highway 848.0 feet; thence turn an angle of 84 degrees 19 minutes 30 seconds to the left and run Northwesterly 1025.35 feet, more or less, to a point on the West boundary line of the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West; thence run Southerly along the West boundary line of the East half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, 1313.76 feet, more or less, to the Point of Beginning. This land being a part of the East half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama.

Less and Except two parcels previously conveyed to Alabama Industrial Fabricators, Inc. by deeds recorded in Deed Book 263, Page 298 and Deed Book 304, Page 493, in the Probate Office of Shelby County, Alabama.

Also Less and Except that certain parcel conveyed to Young Men's Christian Association of Birmingham, Alabama, a corporation, by deed recorded in Real Record 276, Page 177 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation, in addition to the following:

1. Taxes for the year 2019 and subsequent years;
2. Mineral and mining rights not owned by the Grantor;
3. Right-of-way granted to Alabama Power Company by instruments recorded in Deed Book 127, Page 303; Deed Book 101, Page 511; Deed Book 131, Page 455; Deed Book 171, Page 400; and Deed Book 171, Page 398 in the Office of the Judge of Probate for Shelby County, Alabama;
4. Release of damages as recorded in Instrument No. 1998-02519 in the Office of the Judge of

Probate for Shelby County, Alabama;

5. Unrecorded lease to Vista Outdoor Advertising as referred to in deed recorded in Instrument No. 1998-02519 in the Office of the Judge of Probate for Shelby County, Alabama; and
6. Right-of-way granted to American Telephone and Telegraph as recorded in Deed Book 168, Page 406, and Deed Book 168, Page 444 in the Office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set his/her hand and seal on this the 17th day of September, 2019.

FSS Warehousing Property, LLC



Vincent J. Schilleci, III
Co-Personal Representative of The Estate of
Frank S. Schilleci, Deceased, Sole Member of
FSS Holdings, LLC, which is the Sole Member
of FSS Warehousing Property, LLC

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent J. Schilleci, III, Co-Personal Representative of the Estate of Frank S. Schilleci, Deceased, Sole Member of FSS Holdings, LLC, which is the Sole Member of FSS Warehousing Property, LLC whose name is signed to the foregoing conveyance as, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date as the act of and on behalf of said Estate and Limited Liability Companies.

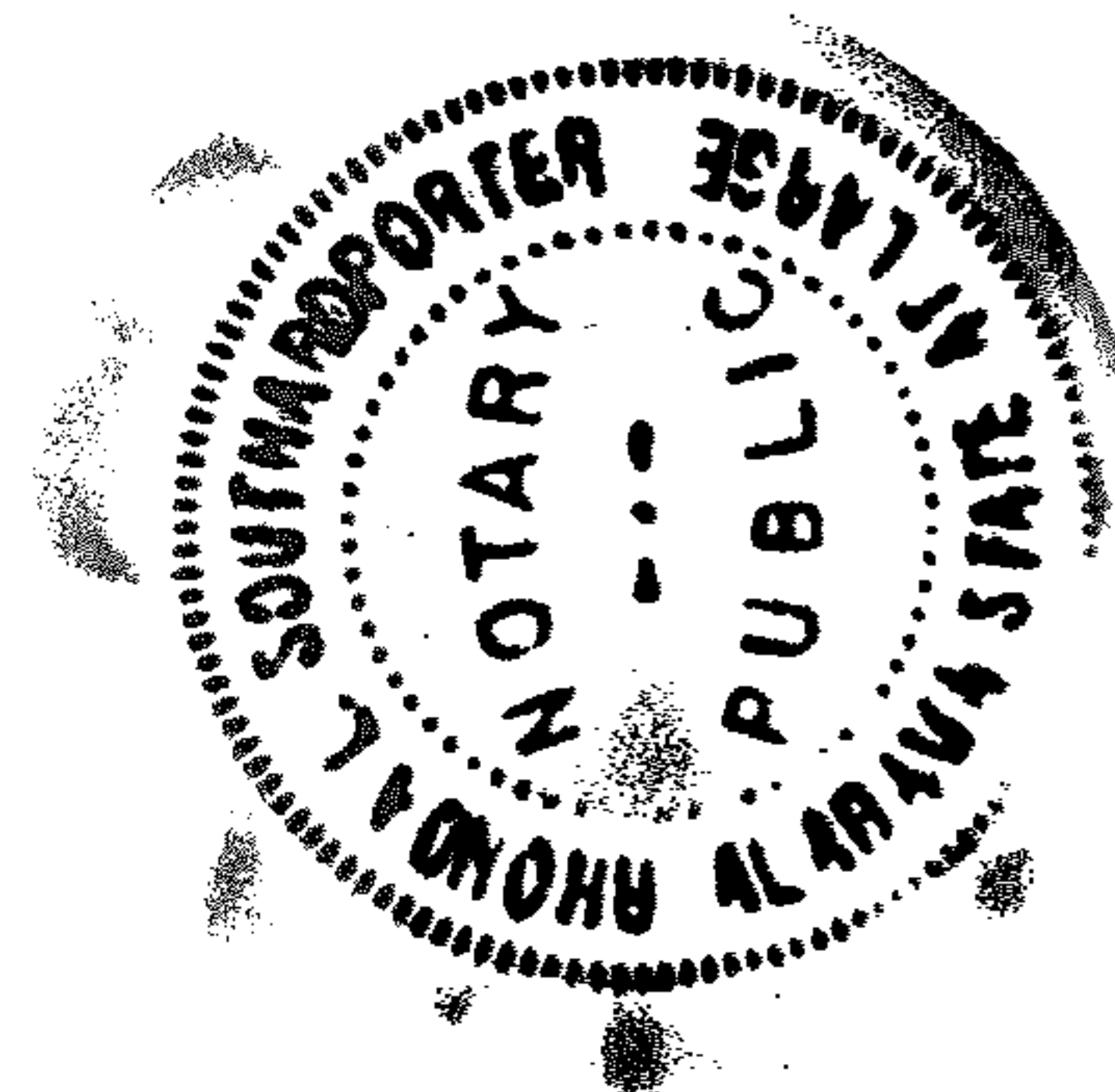
Given under my hand and official seal on this the 17th day of September, 2019.



Notary Public

Commission Expires: 09/20/2023

FILE NO: SKS-19-18



Real Estate Sales Validation Form

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

Grantor's Name FSS Warehousing Property, LLC
 Mailing Address 1130 22nd Street South, Suite 4000
Birmingham, AL 35205

Grantee's Name Exclusive Holdings, LLC
 Mailing Address 196 Chandalar Place Drive
Pelham, Alabama

Property Address 0 Pelham Parkway
Pelham, AL 35124

Date of Sale September 17, 2019 **35124-171**
 Total Purchase Price \$875,000.00

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 Appraisal
X Sales Contract Other
 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 of 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 September 17, 2019

Print FSS Warehousing Property, LLC

 Unattested

R. L. Southard
 (verified by)

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/18/2019 03:29:26 PM
 \$247.00 CHERRY
 20190918000343490

Allen S. Bayl

Form RT-1