

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **ALABASTER RETAIL PROPERTY, L.L.C.**, an Alabama limited liability company (“Grantor”), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **TRAMMELL & MCKIM, INC.**, an Alabama corporation (“Grantee”), its successors and assigns, the following described real estate (the “Property”), situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Map of the White Stone Center Subdivision, as said map appears of record in the Office of the Judge of Probate of Shelby County Alabama, in Map Book 33, at Pages 138-A and 138-B. Situated in Shelby County, Alabama.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) the following matters reflected in that survey of the Property dated October 22, 2019, prepared by Robert F. Weimorts, Jr. (Ala. Reg. No. 23008): (a) building setback lines, (b) a 90’ Southern Natural Gas pipeline easement, and (c) any exceptions in the Stewart Title Guaranty Company commitment file no. S-19-25305 referenced in said survey which affect the Property, (4) all matters shown on the Plat which affect the Property, and (5) any and all rights, title and interests arising out of any prior grants or reservations of oil, gas, coal and other minerals affecting the Property, which are of record in the aforesaid office.


TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements owned by Grantor, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, Alabaster Retail Property, L.L.C., an Alabama limited liability company, has caused this instrument to be executed in its name and behalf and sealed this 24~~th~~ day of October, 2019.

[SIGNATURE AND ACKNOWLEDGMENT APPEARS ON IMMEDIATELY FOLLOWING PAGE]

THIS INSTRUMENT PREPARED BY:

Shapard D. Ashley
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000


20191029000396370 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/29/2019 09:44:12 AM FILED/CERT

The preparer of this instrument has performed no title work with respect to the Property in connection with the preparation of this instrument.
4833-3288-7721.v1

ALABASTER RETAIL PROPERTY, L.L.C., (SEAL)
an Alabama limited liability company

By: SC Management, Inc.
Its Manager


By: Jennifer P. Autrey
Jennifer P. Autrey
Its: Vice-President

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Jennifer P. Autrey, whose name as Vice-President of SC Management, Inc., an Alabama corporation, Manager of Alabaster Retail Property, L.L.C., 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 said instrument, she, as such officer of such corporation, and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Manager of said limited liability company as of the date hereof.

Given under my hand this 24th day of October, 2019.

Rebecca B. Newman
NOTARY PUBLIC
ALABAMA STATE AT LARGE
My Commission Expires 11/22/2020


20191029000396370 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/29/2019 09:44:12 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Alabaster Retail Property, L.L.C.
Mailing Address c/o Aronov Realty Management, Inc.
3500 Eastern Boulevard
Montgomery, Alabama 36116

Grantee's Name Trammell & McKim, Inc.
Mailing Address Attention: Brandon McKim
604 Gayle Street
Gardendale, Alabama 35071

Property Address Lot 6, White Stone Center
Alabaster, Alabama

Date of Sale October 28, 2019

Total Purchase Price \$286,000.00
or
Actual Value \$
or
Assessor's Market Value \$

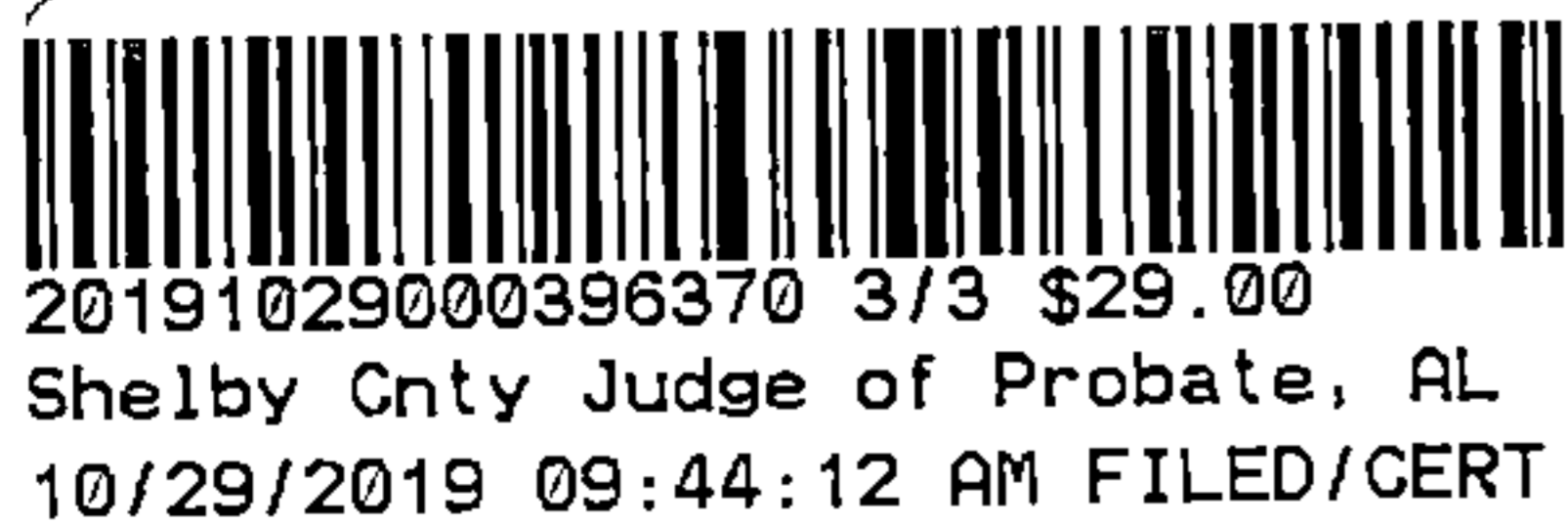
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

- 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).



ALABASTER RETAIL PROPERTY, L.L.C.,
an Alabama limited liability company

By: SC Management, Inc.

Its Manager

By:

Name: Jennifer P. ...
Title: Vice President

(Grantor/Grantee/Owner/Agent) circle one

DATE: October 24, 2019

Unattested

(verified by)