

Send tax notice to:  
DHK HOLDINGS AL-Southlake LLC  
1045 Quail Hollow Lane  
Charlottesville, VA 22901  
Attn: Dean H. Kedes

This Instrument Prepared By:  
John D. Pickering  
Balch & Bingham LLP  
PO Box 306  
Birmingham, AL 35201-0306

**WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt thereof is hereby acknowledged, CHAMBLISS REAL ESTATE, LLC, an Alabama limited liability company (hereinafter referred to as "Grantor"), whose mailing address is 3000 Southlake Park, Suite 200, Birmingham, AL 35244, does grant, bargain, sell and convey unto DHK HOLDINGS AL-SOUTHLAKE, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 1045 Quail Hollow Lane, Charlottesville, VA 22901, the real estate described in **Exhibit A** which is attached hereto and made a part hereof as if set out fully herein and situated in Shelby County, Alabama.

To have and to hold unto the said Grantee, its heirs and assigns forever.

And Grantor does covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that no portion of the Property constitutes the homestead of the Grantor and that the Property is free from all encumbrances; that Grantor has a good right to sell and convey the same to Grantee, its successors and assigns, and that Grantor will warrant and defend the Property to Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

*Signature page to follow.*

Shelby County, AL 10/31/2019  
State of Alabama  
Deed Tax: \$400.00

  
20191031000403590 1/4 \$431.00  
Shelby Cnty Judge of Probate, AL  
10/31/2019 03:27:06 PM FILED/CERT



IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on October 29, 2019.

CHAMBLISS REAL ESTATE, LLC

By [Signature]  
R. Baker Chambliss  
Its Managing Member

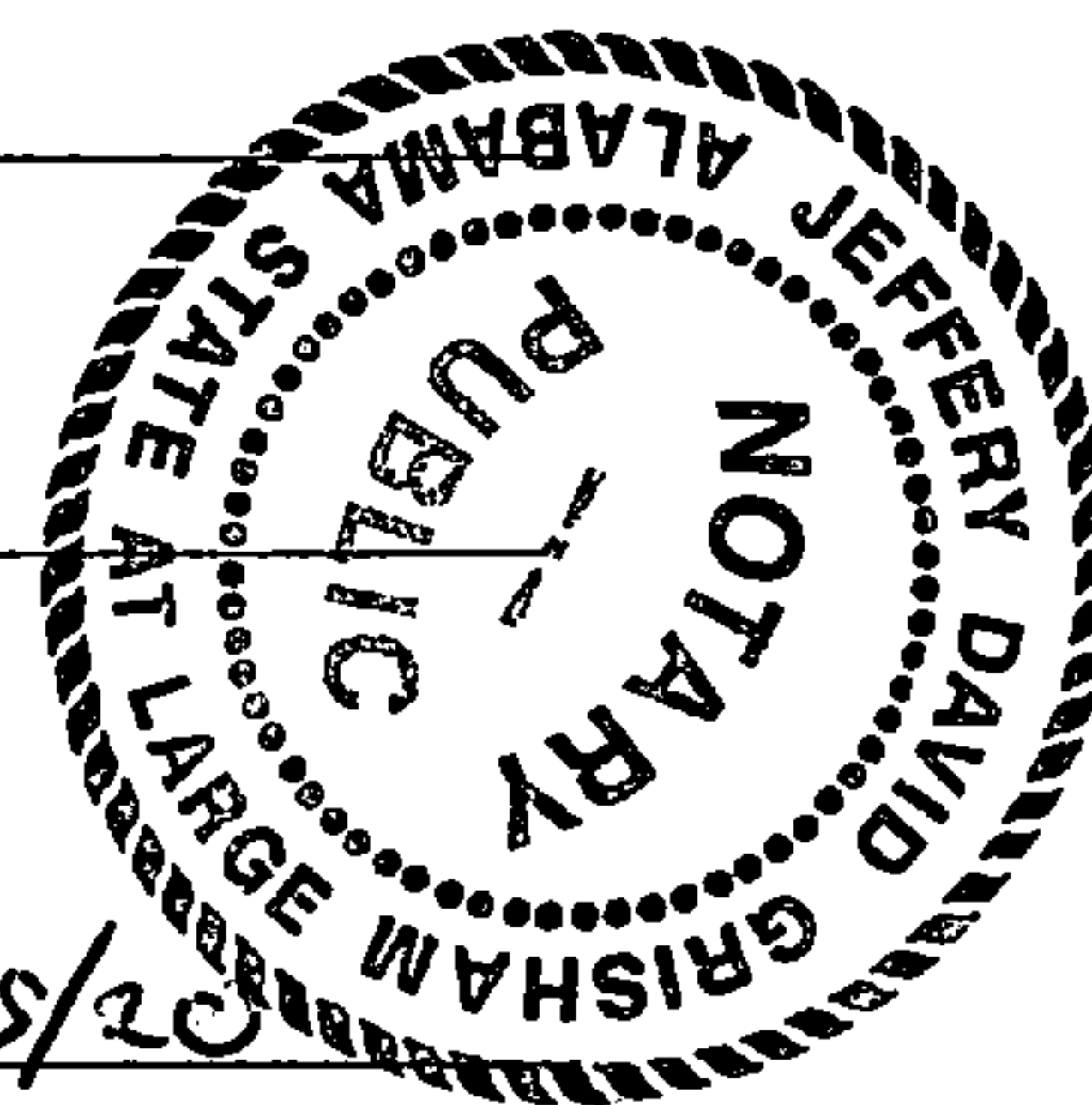
I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that R. Baker Chambliss, whose name as Managing Member of CHAMBLISS REAL ESTATE, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily as the act of said limited liability company.

Given under my hand and official seal on this 29 day of October, 2019.

[Signature]  
Notary Public

Jeffery Grisham  
Printed Name

My Commission Expires: 7/25/20



(NOTARY SEAL)



20191031000403590 2/4 \$431.00  
Shelby Cnty Judge of Probate, AL  
10/31/2019 03:27:06 PM FILED/CERT



## EXHIBIT A

Unit 200 and Unit 250, Building 3000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Instrument 20080731000309270; First Amendment to Declaration as recorded in Instrument 20081211000463630; Second Amendment to Declaration recorded in Instrument 20090928000368020; Third Amendment to Declaration recorded in Instrument 20091030000406130; Fourth Amendment to Declaration recorded in Instrument 20101119000389370; Fifth Amendment to Declaration as recorded in Instrument 20110919000027600; Sixth Amendment to Declaration as recorded in Instrument 20120420000136540; Seventh Amendment to Declaration as recorded in Instrument 20160216000048850; Eighth Amendment to Declaration as recorded in Instrument 20170721000261800 and corrected by Affidavit recorded in Instrument 20170921000343430, in the Probate Office of Shelby County, Alabama, and any further amendments thereto to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, page 43; Map Book 40, page 118; Map Book 41, page 73; Map Book 41, page 79; Map Book 42, page 31; Map Book 42, page 105; Map Book 42, page 143; Map Book 45, page 98; Map Book 49, page 75 in said Probate Office and the Articles of Incorporation of Southlake Park Owners Association Inc as recorded in Book LR200809, page 29901, in the Probate Office of Jefferson County, Alabama and to which Declaration the By-Law's of Southlake Park Owners Association Inc., are set out in Exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of South Lake Park, a Condominium and the aforesaid amendments.

Subject to:

Easements and restrictions as showing on in Map Book 40, page 43; Map Book 40, page 118; Map Book 41, page 73; Map Book 41, page 79; Map Book 42, page 31; Map Book 42, page 105; Map Book 42, page 143; Map Book 45, page 98; Map Book 49, page 75, in the Probate Office of Shelby County, Alabama.

Declaration of Restrictive Covenants as recorded in Instrument 2000-07407, in the Probate Office of Shelby County, Alabama.

Transmission Line Permit(s) to Alabama Power Company as recorded in Deed Book 129, page 572 and Deed Book 216, page 103, in the Probate Office of Shelby County, Alabama.

Right-of-way granted to Alabama Power Company as recorded in Deed Book 219, page 734; Instrument 20061212000601830; Instrument 20071029000496860 and Instrument 20090424000150660, in the Probate Office of Shelby County, Alabama.

Right-of-way granted to Shelby County recorded in Deed Book 177, page 38, in the Probate Office of Shelby County, Alabama.

Election of Buffer Area pursuant to Covenant recorded in Instrument 20061006000497300, in the Probate Office of Shelby County, Alabama.

Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of Southlake Park, a condominium recorded in Instrument 20080731000309270; First Amendment to Declaration as recorded in Instrument 20081211000463630; Second Amendment to Declaration recorded in Instrument 20090928000368020; Third Amendment to Declaration recorded in Instrument 20091030000406130; Fourth Amendment to Declaration recorded in Instrument 20101119000389370; Fifth Amendment to Declaration as recorded in Instrument 20110919000027600; Sixth Amendment to Declaration as recorded in Instrument 20120420000136540; Seventh Amendment to Declaration as recorded in Instrument 20160216000048850; Eighth Amendment to Declaration as recorded in Instrument 20170721000261800 and corrected by Affidavit recorded in Instrument 20170921000343430 in the Probate Office of Shelby County, Alabama; the Articles of Incorporation of Southlake Park Owners Association Inc as recorded in Book LR200809, page 29901 in the Probate Office of Jefferson County, Alabama and to which Declaration the By-Law's of Southlake Park Owners Association Inc., are set out in Exhibit B.



## Real Estate Sales Validation Form

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

Grantor's Name Chambliss Real Estate, LLC  
Mailing Address 3000 Southlake Park, Suite 200  
Birmingham, AL 35244

Grantee's Name DHK Holdings AL-Southlake LLC  
Mailing Address 1045 Quail Hollow Lane  
Charlottesville, VA 22901

Property Address 3000 Southlake Park  
Suite 200  
Birmingham, AL 35244

Date of Sale October 29, 2019  
Total Purchase Price: \$ 1,600,000

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 \_\_\_\_\_

  
20191031000403590 4/4 \$431.00  
Shelby Cnty Judge of Probate, AL  
10/31/2019 03:27:06 PM FILED/CERT

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.

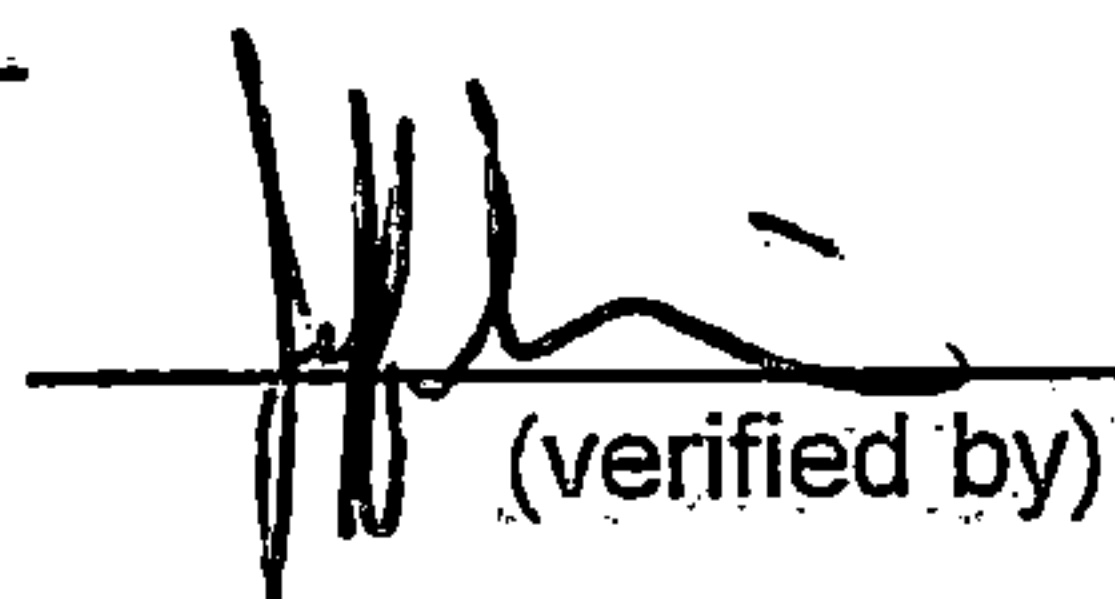
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 10/29/2019

Unattested

  
(verified by)

Print Chambliss Real Estate, LLC

Sign By: Chambliss Real Estate, LLC

Its: Managing Member

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1