20191204000447500 12/04/2019 08:20:49 AM DEEDS 1/4

This Instrument Prepared by: Brett D. Budlong Graybill, Lansche & Vinzani, LLC 225 Seven Farms Drive, Suite 207 Charleston, South Carolina 29492

#### STATUTORY LIMITED WARRANTY DEED

STATE OF ALABAMA	)	
	)	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY	)	

That in consideration of One Million Eight Hundred Forty Eight Thousand Three Hundred Fifty and No/100 Dollars (\$1,848,350.00) to the undersigned AL PELHAM BIG RUC, LLC, a South Carolina limited liability company (the "Grantor"), in hand paid by CHARLES D. BAILEY AS TRUSTEE OF THE CHARLES D. BAILEY 2000 REVOCABLE LIVING TRUST (collectively, the "Grantee"), with a mailing address of 54 Remington Trail, Edwards, CO 81632, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described on the Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

And subject to the foregoing, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

[Signatures on following page]

## SIGNATURE PAGE TO STATUTORY LIMITED WARRANTY DEED

IN WITNESS WH	EREOF, Grantor	has hereto set its signature and seal, this the day of
		AL PELHAM BIG RUC, LLC, a South Carolina limited liability company
		By: Philip J. Wilson, Manager
State of South Carolina	)	
County of Greenville	)	
J. Wilson, whose name as N	Manager of AL PI	and for said County in said State, hereby certify that Philip ELHAM BIG RUC, LLC, a South Carolina limited liability ant, and who is known to me, acknowledged before me that,

being informed of the contents of such instrument, he, as such Manager and with full authority, executed

Notary Public

My Commission Expires: \_

My Commission Expires

June 28, 2027

Given under my hand and official seal, this the  $2^{ND}$  day of 2000, 2019.

the same voluntarily for and as the act of such limited liability company.

THE W. NOT

## 20191204000447500 12/04/2019 08:20:49 AM DEEDS 3/4

#### EXHIBIT "A"

### Legal Description

Lot 3 according to the Final Plat for Big Mountain Center, a commercial subdivision, as recorded in Map Book 40, Page 138, in the Office of the Judge of Probate of Shelby County, Alabama.

## 20191204000447500 12/04/2019 08:20:49 AM DEEDS 4/4

# Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

X 74	is Document must be jueu in accordance	e mun coue of muoum	A P / D, LICCION TO DE I			
Grantor's Name	AL PELHAM BIG RUC, LLC	Grantee's Name	CHARLES D. BAILEY AS TRUSTEE OF THE CHARLES D. BAILEY 2000 REVOCABLE LIVING TRUST			
Mailing Address	201 Riverplace, Suite 400	Mailing Address	Attention: Charles D. Bailey			
Mailing Address		wanting Addiess	P O Box 306			
	Greenville, SC 29601		Edwards, Colorado 81632-0306			
		•	Edwards, Colorado 81052-0500			
Property Address	300 Big Mountain Road, City	Date of Sale De	cember, 2019			
	of Pelham, County of Shelby,					
	Alabama	Total Purchase Price	\$ 1,848,350.00			
			or			
		Actual Va	alue \$			
			Or			
		Assessor's Market Va				
	or actual value claimed on this form can be relation of documentary evidence is not		g documentary evidence:			
Bill of Sale						
Sales Contract	Sales Contract					
☑Closing Stateme	nt					
If the conveyance of this form is not	locument presented for recordation contairequired.	ns all of the required info	ormation referenced above, the filing			
	INSTR	UCTIONS				
Grantor's name and a			interest to property and their current mailing			
Grantee's name and m	nailing address - provide the name of the person	or persons to whom interes	t to property is being conveyed.			
			ale - the date on which interest to the property			
Total purchase price for record.	- the total amount paid for the purchase of the	property, both real and pers	onal, being conveyed by the instrument offered			
Actual value - if the properties of the properti	property is not being sold, the true value of the be evidenced by an appraisal conducted by a lie	property, both real and persensed appraiser or the asses	onal, being conveyed by the instrument offered sor's current market value.			
property as determine	led and the value must be determined, the curd by the local official charged with the responsiblant to Code of Alabama 1975 § 40-22-1 (h).	rent estimate of fair marke ility of valuing property for p	t value, excluding current use valuation, of the roperty tax purposes will be used and the taxpayer			
I attest, to the best of restatements claimed on	ny knowledge and belief that the information contains this form may result in the imposition of the per	ined in this document is true alty indicated in Code of Ala	and accurate. I further understand that any false abama 1975 § 40-22-1 (h).			
	MINIS W. NYLANIA	GRANTOR: AL PELHAM BIO	· · · · · · · · · · · · · · · · · · ·			
DATE. Dagge-leg-	2 2019 EURIS	By: Name: Phil Title: Mana	ip J. Wilson			
17/11 6. 19666111061		T TOTAL LARGETTE	"/¬¬ -			

JEAH NA

My Commission Expires
June 28, 2027

Unattested

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2019 08:20:49 AM
S1879.50 CHERRY
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