

This instrument was prepared by and upon recording should be returned to: Gail Livingston Mills, Esq. BURR & FORMAN LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 (205) 251-3000	Send Tax Notice To: Chambliss Real Estate, LLC 3000 Southlake Parkway, Suite 200 Birmingham, AL 35244
--	--

STATE OF ALABAMA)
 COUNTY OF SHELBY)

20191227000478570
12/27/2019 10:25:12 AM
DEEDS 1/4

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Nine Hundred Ninety Thousand and No/100 Dollars (\$990,000.00) and other good valuable consideration to **CALERA COMMONS LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **CHAMBLISS REAL ESTATE, LLC**, a Delaware limited liability company ("Grantee"), Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee the following real estate situated in Shelby County, Alabama (the "Property"), to wit:

Lot 19-A, according to the Resurvey of Lots 15 and 19 of a Resurvey of Lot 2, Limestone Marketplace Subdivision, as recorded in Map Book 39, Page 106, in the Probate Office of Shelby County, Alabama.

The Property is being conveyed subject to the exceptions set forth in Exhibit A attached hereto and made a part hereof (the "Permitted Encumbrances").

TOGETHER WITH all improvements situated thereon or attached thereto, and all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 19 day of December, 2019.

[Remainder of Page Intentionally Blank]

GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

BY: Christopher W. Hoyt
Christopher W. Hoyt
Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. Hoyt, whose name as Manager of **CALERA COMMONS LLC**, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 19th day of December, 2019.

[NOTARY SEAL]

Janet D. Cash
Notary Public
My commission expires: 10.4.23

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable.
2. Easements, notes, restrictions and setback lines as shown on recorded map.
3. Rights of interested parties under outstanding unrecorded leases.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Inst. #20080616000243060; Inst. #20090212000048780; Inst. #20110721000211570; Inst. #1997-2629; Deed Book 188, Page 66 and Inst. #1998-17745.
5. Right of way to Bellsouth Telecommunications, Inc., d/b/a AT&T Alabama as recorded in Inst. #20071024000491960 and Inst. #20071218000568240.
6. Limestone Marketplace Declaration of Protective Covenants as recorded in Inst. #20080115000020240
7. Transmission Line Permit to Alabama Power Company Deed Book 193, Page 111.
8. Easement to Postal Telegraph Cable Company as recorded in Deed Book 80, Page 43.
9. Easement to American Telephone and Telegraph Company as recorded in Deed Book 193, Page 314 and Deed Book 198, Page 333.
10. Right of way to Southern Bell as recorded in Deed Book 234, Page 844.
11. Right of way to Shelby County as recorded in Deed Book 49, Page 274.
12. Denied Access to U.S. Highway 31 as set out on map recorded in Map Book 39, Page 50 and Map Book 39, Page 106.

All recording references above are to the Office of the Judge of Probate of Shelby 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:	Calera Commons LLC	Grantees' Name:	Chambliss Real Estate, LLC
Mailing Address:	P.O. Drawer 247 Birmingham, Alabama 35201	Mailing Address:	3000 Southlake Parkway, Suite 200 Birmingham, AL 35244
Property Address:	Lot 19-A, Limestone Marketplace Subdivision	Date of Sale:	December 20, 2019
			Total Purchase Price: \$990,000.00 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
☒ 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 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: December 19, 2019

GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

BY: _____

Christopher W. Hoyt
Manager

☒ Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/27/2019 10:25:12 AM
\$526.00 CHERRY
20191227000478570

Allen S. Boyd