

This Instrument was Prepared by:

Sanford A. Cohn, P.A., of Counsel  
Campbell & Brannon, LLC  
201 Allen Road, Ste. 310  
Atlanta, Georgia 30328

Send Tax Notice To: Alabaster RT Freestanding LLC & IPet Properties, LLC  
201 Allen Road, Ste. 300, Atlanta, GA 30328

## STATUTORY WARRANTY DEED

} Know All Men by These Presents:

State of Alabama

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Two Thousand Nine Hundred Twenty and No Cents (\$292,920.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ALABASTER RT FREESTANDING LLC, a Georgia limited liability company**, whose mailing address is 201 Allen Road, Suite 300, Atlanta, Georgia 30328 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **IPET PROPERTIES, LLC, a California limited liability company**, whose mailing address is 201 Allen Road, Ste. 300, Atlanta, Georgia 30328 (herein referred to as Grantee, whether one or more), an undivided **20.00%** fractional interest in and to the following described real estate, situated in Shelby, County, Alabama, the address of which is **710 Colonial Promenade Pkwy., Alabaster, AL 35007**; to wit;

Lot 13, according to the Final Plat of Colonial Promenade Alabaster Survey, as recorded in Map Book 35, page 102A, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH those rights and privileges granted in that certain Easement with Covenants and Restrictions affecting Land ("ECR") recorded in Instrument #20040507000243250 and First Amendment to Easement with Covenants and Restrictions affecting Land recorded in Instrument #20040507000243260, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20190819000301120, being a Special Warranty Deed dated August 6, 2019.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**


of the purchase price of the above described property was not financed with the proceeds of a mortgage loan.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of January, 2020.

(Signature to follow on next page)

  
20200109000013060 1/3 \$321.00  
Shelby Cnty Judge of Probate, AL  
01/09/2020 12:44:01 PM FILED/CERT

Shelby County, AL 01/09/2020  
State of Alabama  
Deed Tax: \$293.00

(Signature page to Statutory Warranty Deed)

**ALABASTER RT FREESTANDING LLC, a Georgia limited liability company**

By: [Signature]  
Name: David Andes  
Title: Manager

State of Georgia

County of Fulton

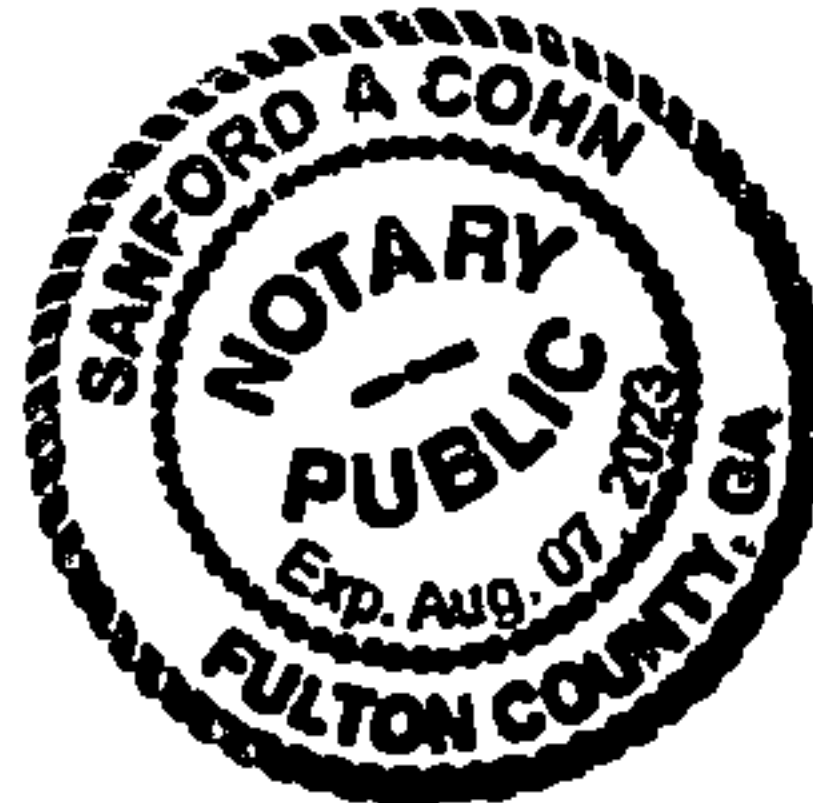
I, Sanford A. Cohn , a Notary Public in and for the said County in said State, hereby certify that David Andes, in his capacity as Manager of ALABASTER RFT FREESTANDING, LLC, a Georgia limited liability company, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of January, 2020.

[Signature]  
Notary Public

My Commission expires:

[Notary Seal]



20200109000013060 2/3 \$321.00  
Shelby Cnty Judge of Probate, AL  
01/09/2020 12:44:01 PM 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 RT Freestanding  
Mailing Address 201 Allen Rd Ste 300  
Atlanta GA 30328

Grantee's Name IPET Properties LLC  
Mailing Address 201 Allen Road Ste 300  
Atlanta GA 30328

Property Address 710 Colonial  
Promenade PKWY  
Alabaster AL

Date of Sale 1-6-2020  
Total Purchase Price \$ 292,920.00  
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).

Date \_\_\_\_\_

Print Mike T. Atchison

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200109000013060 3/3 \$321.00  
Shelby Cnty Judge of Probate, AL  
01/09/2020 12:44:01 PM FILED/CERT

Form RT-1