

THIS INSTRUMENT PREPARED BY:
K. Baker Findley, Esq.
Maynard, Cooper & Gale, P.C.
1901 6th Avenue North, Suite 2400
Birmingham, AL 35203

Send tax notices to:
Act Properties, LLC
2725 Lockerbie Circle
Birmingham, AL 35223

20200115000021010
01/15/2020 01:54:09 PM
DEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **BELTERRA PELHAM, LLC**, an Alabama limited liability company ("Grantor"), by **ACT PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Belterra Pelham, LLC	Act Properties, LLC
728 Shades Creek Parkway, Suite 130	2725 Lockerbie Circle
Birmingham, AL 35209	Birmingham, AL 35223
Property Address:	See Exhibit A
Date of Sale:	January 15, 2020
Purchase Price:	\$2,070,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

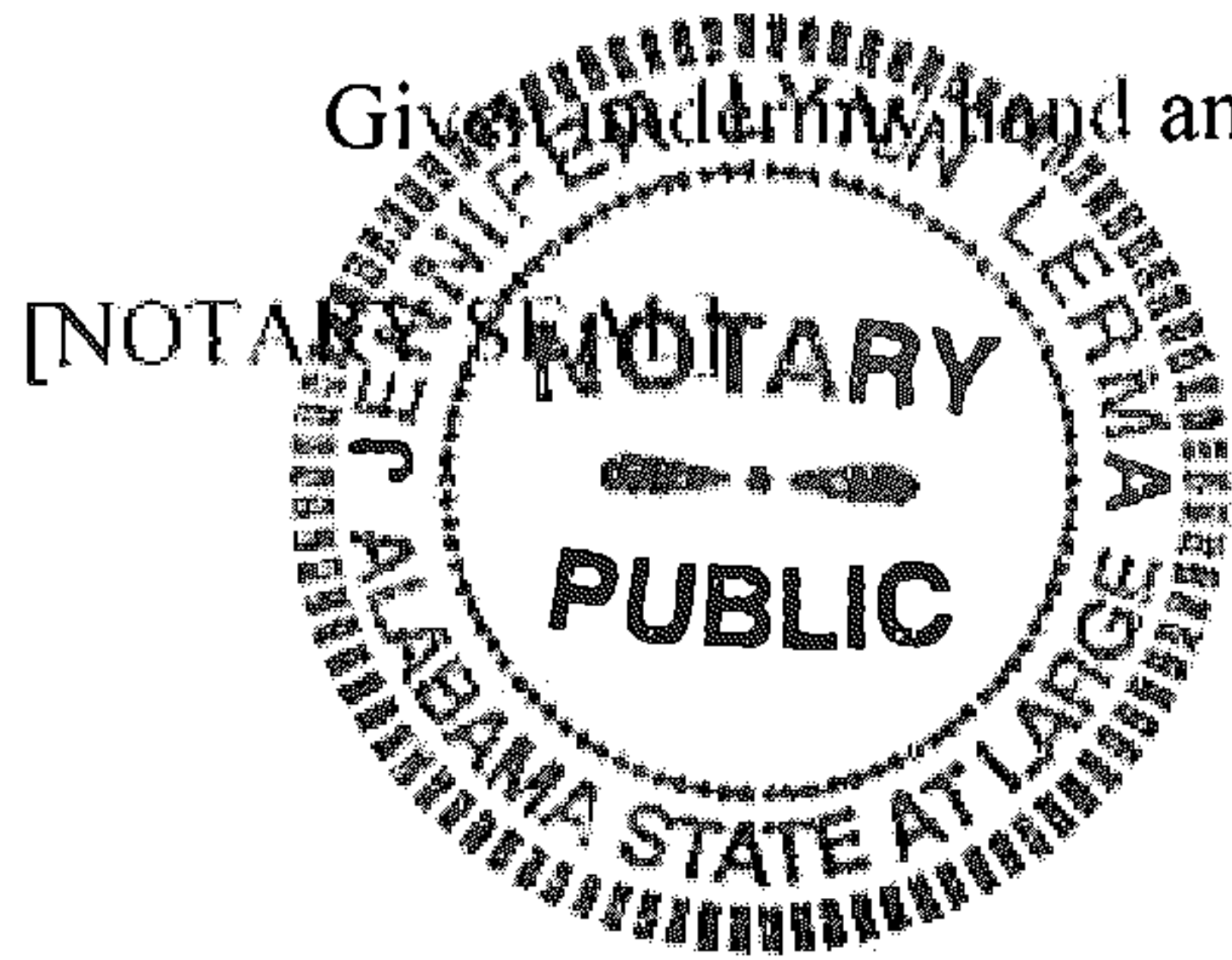
BELTERRA PELHAM, LLC

By: R. Scott Smith
Name: R. Scott Smith, its Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that John Miller, IV, whose name as Manager of Belterra Pelham, LLC 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 14th day of January, 2020.



of January, 2020.

Joseph L. Luna
NOTARY PUBLIC
My commission expires: 9/20/20

EXHIBIT A

Description of the Property

Lot 7A, according to the map and plat of Pelham Town Center as recorded in Map Book 40, Page 87, being a resurvey of Lots 1, 2, 3, 4, 5, 7 and 8, Pelham Town Center, as recorded in Map Book 39, Page 69, in the Office of the Judge of Probate, Shelby County, Alabama.

LESS AND EXCEPT any portion lying in the Shelby County Highway right of way as recorded in Inst. #20040408000183400, corrected in Inst. #20040524000273220 and Inst. #20040408000183390, corrected in Inst. #20040524000273230.

TOGETHER WITH easements appurtenant to said lot dedicated by plat recorded in Map Book 40, Page 87, in the Probate Office of Shelby County, Alabama; and easements created by Instrument No. 20080616000243120 and Instrument No. 20120229000071120, of the Probate Records of Shelby County, Alabama.

EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under the Property.
3. Shelby County Right of way recorded in Instrument No. 20040408000183400 and corrected by Instrument No. 2004052400273220; and in Instrument No. 20040408000183390 and corrected by Instrument No. 20040524000273230, of the Probate Records of Shelby County, Alabama.
4. Easement for ingress/egress recorded in Instrument No. 20071004000464250, Instrument No. 20071004000464260, Instrument No. 20060209000068230 and Instrument No. 20060209000068210, of the Probate Records of Shelby County, Alabama.
5. Right of way in favor of Alabama Power Company recorded in Instrument No. 20080701000267170 and Deed Volume 126, Page 130, of the Probate Records of Shelby County, Alabama.
6. Sewer Easement recorded in Instrument No. 1999-18785, of the Probate Records of Shelby County, Alabama.
7. Right of way for driveway recorded in Deed Book 314, Page 861, of the Probate Records of Shelby County, Alabama.
8. Conditions, Restrictions, Easements recorded in Instrument No. 20080616000243120 and Instrument No. 20120229000071120, of the Probate Records of Shelby County, Alabama.
9. Maintenance agreement, recorded in Instrument No. 20071127000539670, of the Probate Records of Shelby County, Alabama.
10. Conditions, Restrictions, and Limitations contained in Memorandum of Lease recorded in Instrument No. 20071004000464330; as amended by Instrument No. 20071004000464340 and Instrument No. 20080715000285300, of the Probate Records of Shelby County, Alabama.
11. Easements and building setback line shown by plats recorded in Map Book 40, Page 87 and Map Book 39, Page 69, in the Office of the Judge of Probate, Shelby County, Alabama.
12. Easement granted Alabama Power Company recorded as Instrument No. 20191004000366590 and 20191004000366600, in the Office of the Judge of Probate, Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2020 01:54:09 PM
S2101.00 CHERRY
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Alex S. Boyd