

<b>Grantor:</b> RMD Two, LLC 407 Bear Branch Place Arley, AL 35541	<b>Property Address:</b> 4501 Southlake Parkway, Unit 300 Hoover, Alabama
<b>Grantee:</b> Southlake Dental Property, LLC 5751 Pocahontas Road Bessemer, AL 35022	<b>Date of Sale:</b> February <u>13</u> , 2020 <b>Total Purchase Price:</b> \$285,000.00 <b>Purchase Price Verification:</b> See deed below

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

**20200214000062940**  
**02/14/2020 03:54:49 PM**  
**DEEDS 1/4**

SEND TAX NOTICE TO:  
Southlake Dental Property, LLC  
5751 Pocahontas Road  
Bessemer, AL 35022

GENERAL WARRANTY DEED

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

That in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND and No/100, (\$285,000.00), in hand paid to the undersigned, RMD Two, LLC, (hereinafter referred to as "GRANTOR"), by Southlake Dental Property, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

SUBJECT TO:

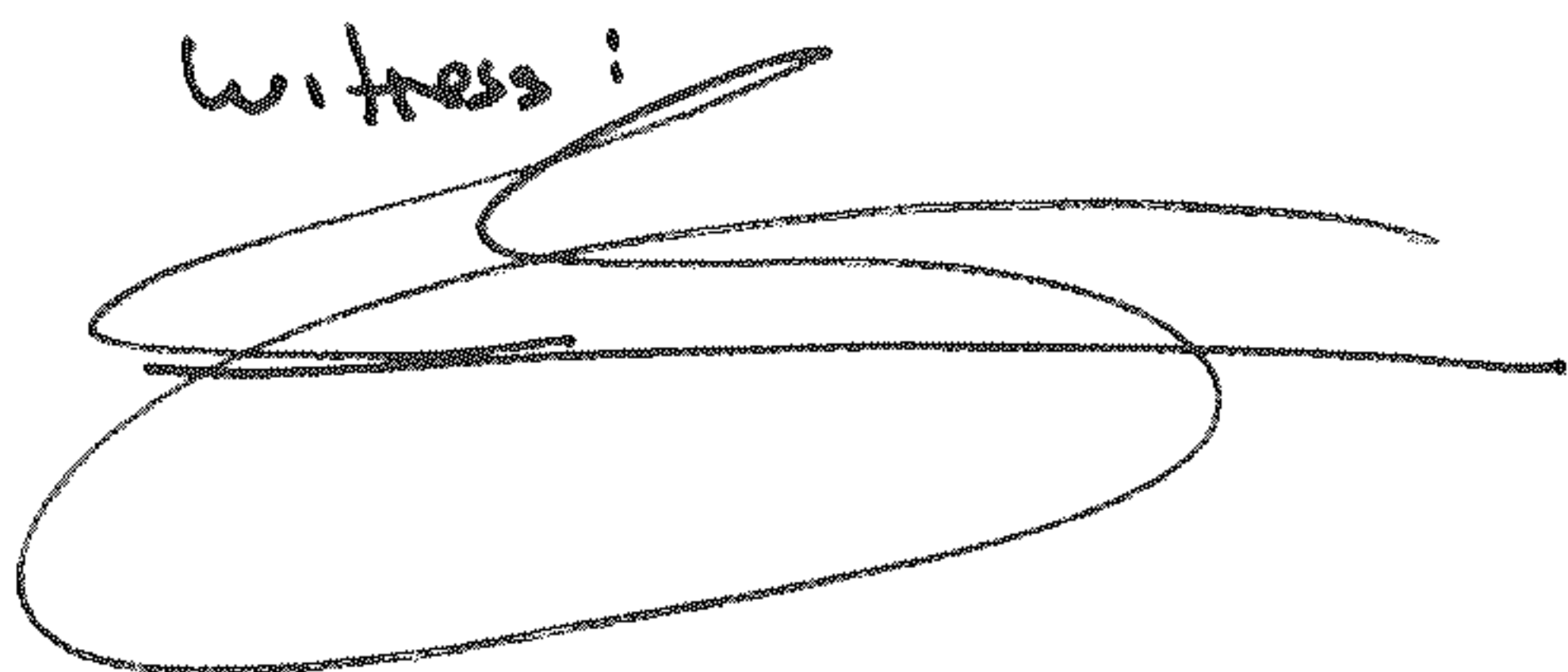
1. Ad valorem taxes for the current year, 2019.
2. All encumbrances and liens of record.

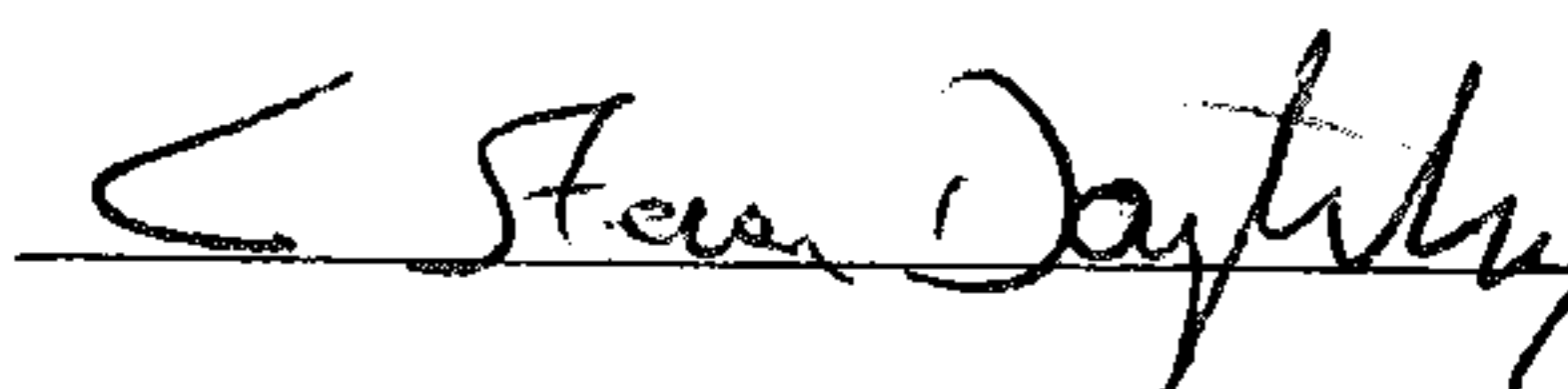
\$285,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, its heirs and assigns forever.

And RMD TWO, LLC does for itself and for its successors covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, C. Steven Daughtry as Administrative Member of RMD Two, LLC, hereunto set my hand and seal, this 13<sup>th</sup> day of February, 2020.

Witness:  


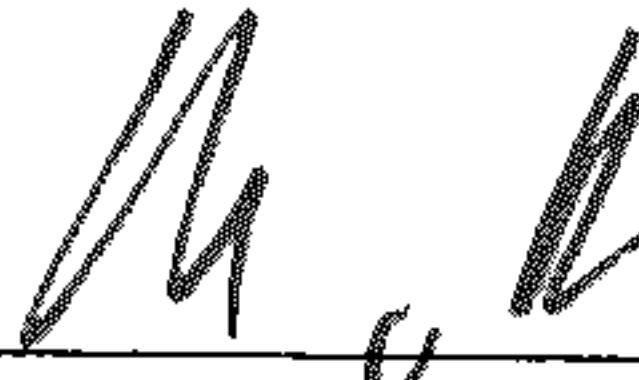
 (SEAL)

THE STATE OF ALABAMA )

COUNTY OF Telford )

I, the undersigned authority, a Notary Public in and for said Telford County in said State, hereby certify that C. Steven Daughtry as Administrative Member of RMD Two, LLC whose name is signed to the foregoing conveyance, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as Administrative Member of RMD Two, LLC executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of February, 2020.



NOTARY PUBLIC

My commission expires: 5-23-20

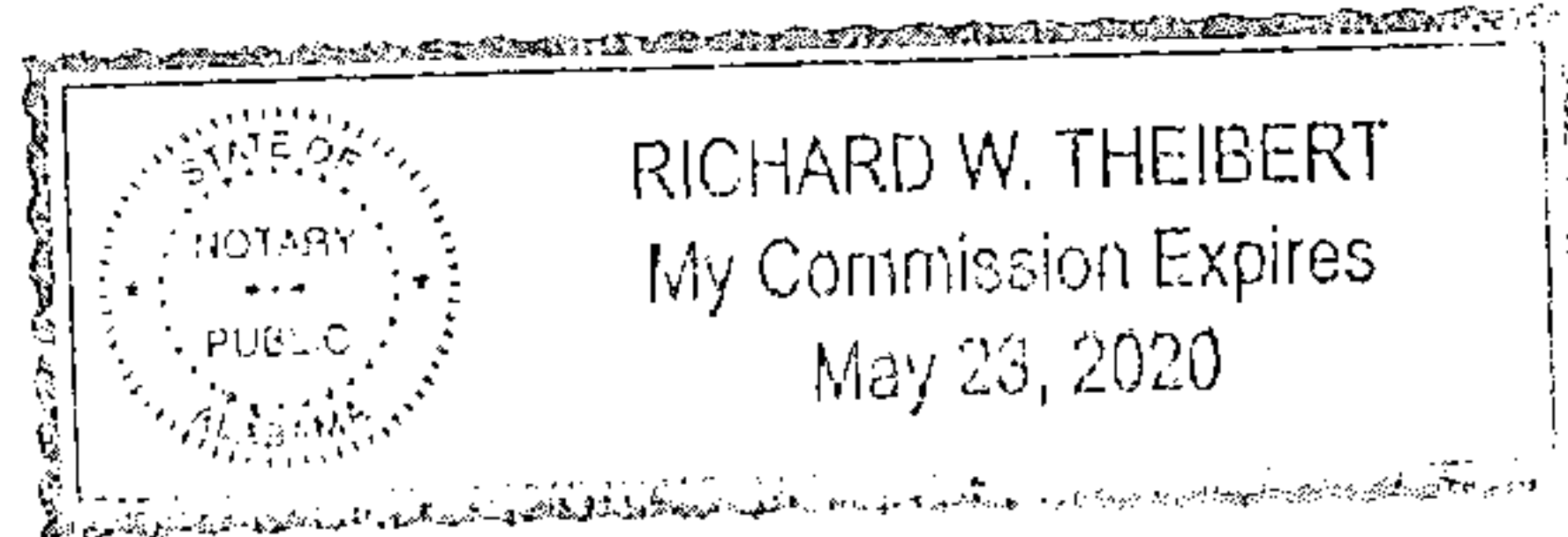


Exhibit A

PARCEL I:

Unit 3, in Southlake Medical Building Condominium, as established by that certain Declaration of Condominium of Southlake Medical Building Condominium, which is recorded in Inst. # 20110715000206040, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a Plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Southlake Medical Building Condominium, in Map Book 42, Page 88, and any future amendments thereto, and to which said Declaration of Condominium the By-laws of Southlake Medical Building Condominium Association, an unincorporated nonprofit association, are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

PARCEL II:

Rights obtained that constitute an interest in real estate under that certain Access Easement Agreement by and between Riverchase Medical Developers, an Alabama General Partnership, and Southlake Properties, an Alabama general partnership, dated January 13, 1988, filed February 8, 1988, and recorded in Book 170, Page 303, as modified in Inst. # 1997-40255, in the Probate Office 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 Names and Addresses:

RMD Two, LLC  
407 Bear Branch Place  
Arley, AL 35541

Grantee's Name and Address:

Southlake Dental Property, LLC  
5751 Pocahontas Road  
Bessemer, AL 35022

Property Address:

4501 Southlake Parkway, Unit 300  
Hoover, AL

Date of Conveyance: February 13, 2020

Purchase Price: \$285,000.00

OR

Assessed Market Value: \$ \_\_\_\_\_

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: February 13, 2020

Sign: *Richard W. Theibert*  
Print: Richard W. Theibert  
Agent/Closing Attorney

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/14/2020 03:54:49 PM  
\$32.00 CHERRY  
20200214000062940

*Allen S. Boyd*