

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

SEND TAX NOTICE TO:  
Bear Ventures Group, LLC  
9480 Ronda Court  
Myrtle Beach, SC 29579

STATUTORY  
WARRANTY DEED

---

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

That in consideration of Eight Hundred Thousand and No/100 Dollars (\$800,000.00), which is the total purchase price, in hand paid to the undersigned, WPH Properties, Inc., an Alabama limited liability company (hereinafter referred to as "GRANTOR"), by Bear Ventures Group, LLC (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR do 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"**

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2020 and subsequent years and not yet due and payable;
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.
4. This Deed was prepared without benefit of title search or survey.

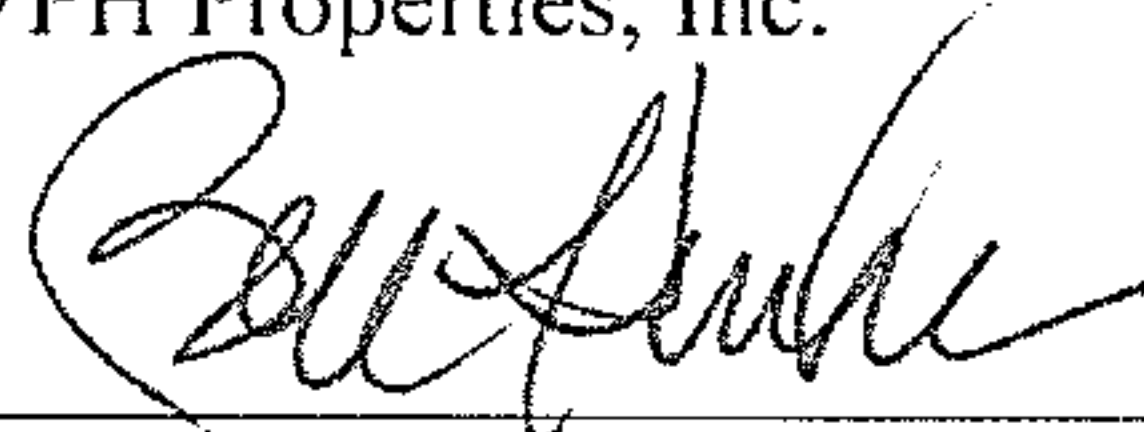
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

GRANTORS make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTORS have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTORS.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereto executed this document this \_\_\_\_ day of February, 2020.

WPH Properties, Inc.



By: Bill Henke  
Its President

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

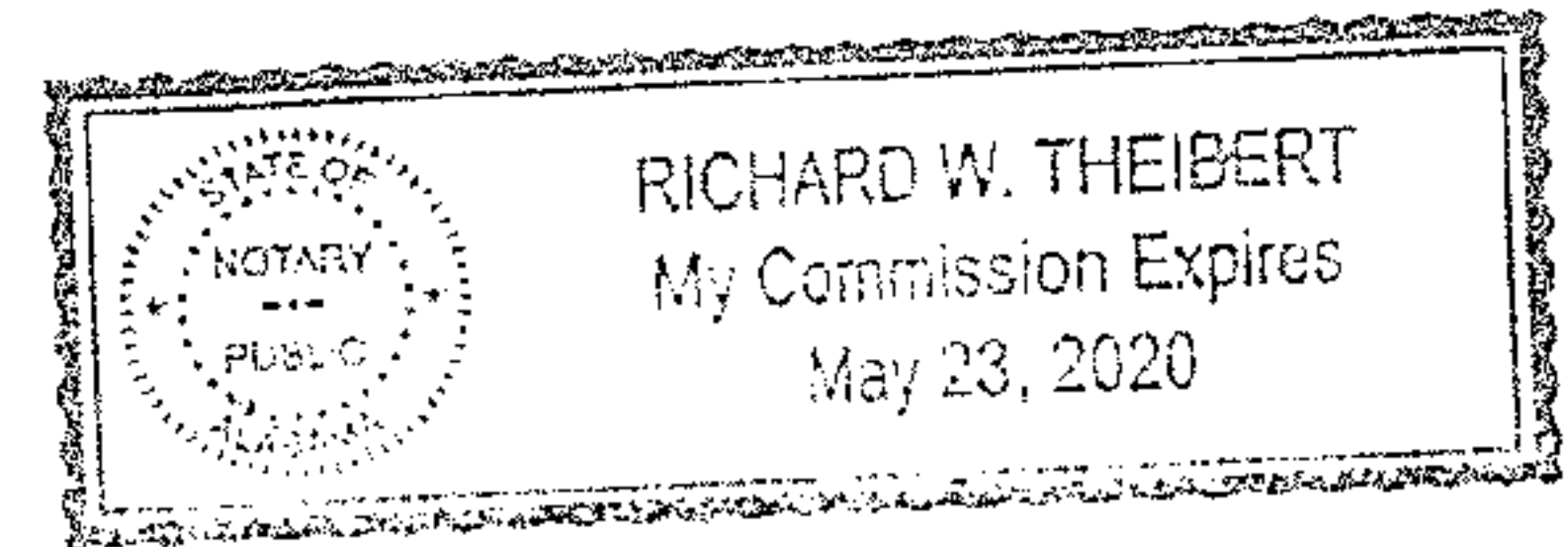
I, the undersigned Notary Public in and for said County in said State, hereby certify that Bill Henke, President of WPH Properties, Inc., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this   4   day of February, 2020.



NOTARY PUBLIC  
My commission expires:

5-23-20



## **EXHIBIT A**

---

Commitment No.: 8404P-20

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West and being more particularly described as follows:

Commence at the NE corner of said 1/4 1/4 section and run Southerly along the East line of said 1/4 1/4 section for a distance of 430.54 feet; thence turn 91°30'30" right and run Westerly for a distance of 149.47 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for a distance of 392.16 feet; thence turn 89°43'43" left and run Southerly for a distance of 107.61 feet; thence turn 89°28'08" left and run Easterly for a distance of 396.52 feet; thence turn 92°43'54" left and run Northerly for a distance of 113.23 feet to the point of beginning; being situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION QUESTIONNAIRE

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name and Address:

WPH Properties, Inc.  
1030 Newhaven Circle  
Birmingham, AL 35242

Grantee's Name and Address:

Bear Ventures Group, LLC  
9480 Ronda Court  
Myrtle Beach, SC 29579

Property Address:

255 Overland Road  
Montevallo, AL 35115

Date of Sale: February 11, 2020

Total Purchase Price: \$560,000.00

or

Current Assessor's MV: \$ \_\_\_\_\_

Documentary Evidence provided:

- Closing Statement
- Bill of Sale
- Sales Contract
- Other: See attached Deed

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 11, 2020

By: Richard W. Theibert, Agent



*Alle S. Bayl*