

**SPECIAL WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
The Arc of Shelby County, Inc.  
203 Amphitheater Road  
Pelham, AL 35124

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three Hundred Forty-Nine Thousand and no/100 Dollars (\$349,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **SERVISFIRST BANK** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **THE ARC OF SHELBY COUNTY, INC.**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 4, according to the Survey of Airport Commons, as recorded in Map Book 36, Page 139, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$315,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantee, its successors and/or assigns.

In Witness Whereof, the said Grantor, by **Marko Matic**, its **Vice President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 27<sup>th</sup> day of February, 2020.

**ServisFirst Bank**



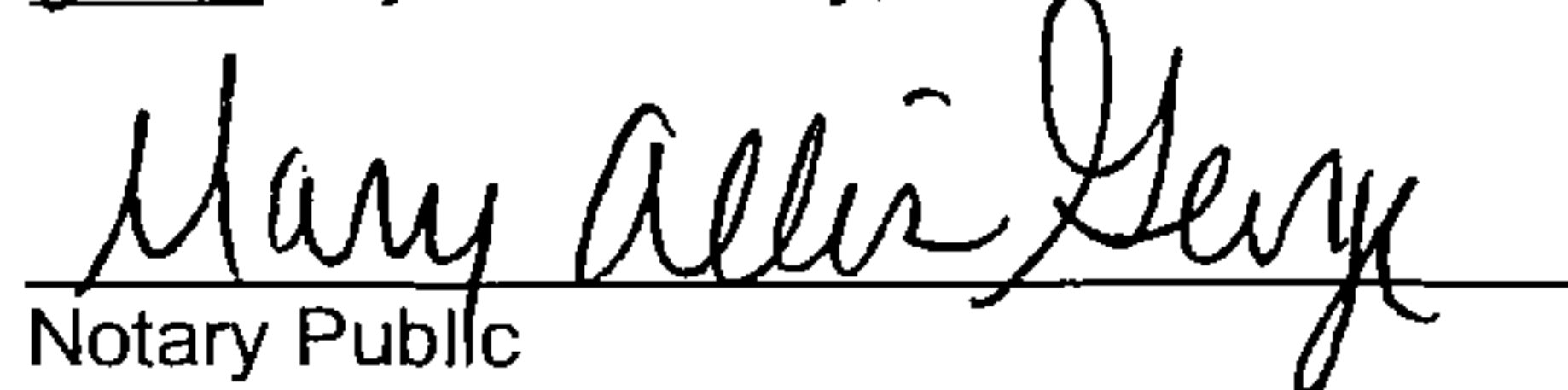
BY: Marko Matic  
ITS: Vice President

**STATE OF ALABAMA**

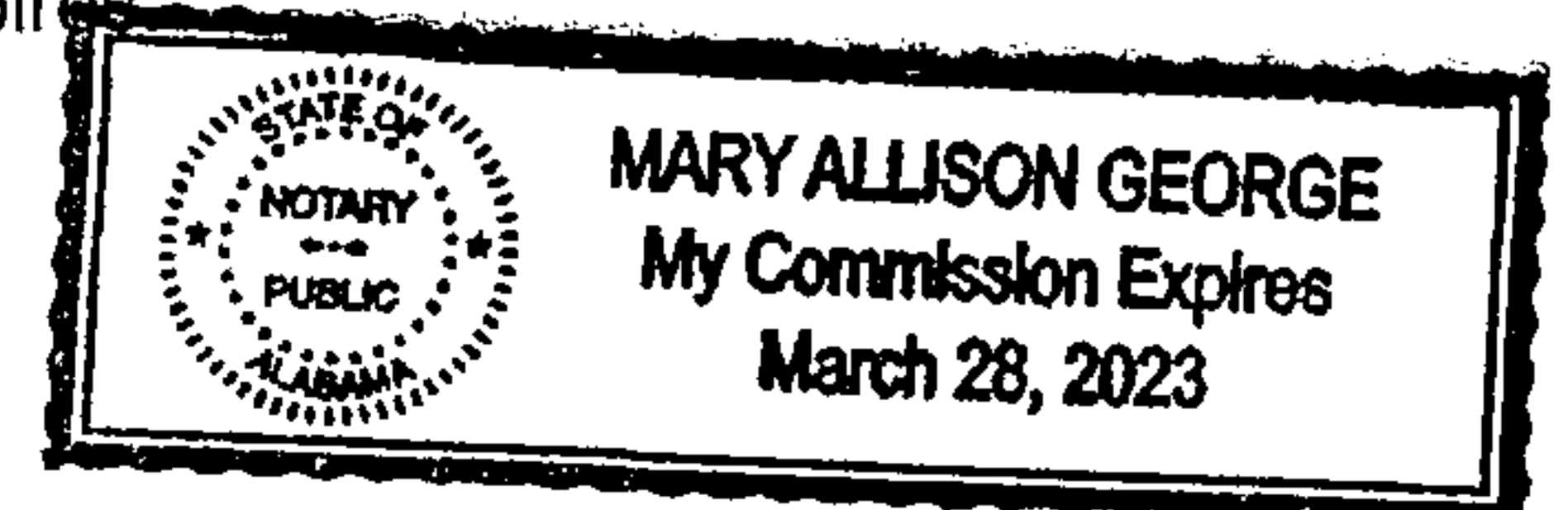
**COUNTY OF** Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marko Matic**, whose name as **Vice President** of **ServisFirst Bank**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27<sup>th</sup> day of February, 2020.



Notary Public  
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	ServisFirst Bank	Grantee's Name	The Arc of Shelby
Mailing Address	2500 Woodcrest Place	Mailing Address	County, Inc.
	Birmingham, AL 35209		203 Amphitheater Rd
			Pelham, AL 35124
Property Address	101 Airport Commons Dr	Date of Sale	February, 2020
	Calera, AL 35040	Total Purchase Price \$	349,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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		Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/10/2020 10:49:31 AM  
\$374.00 CHERRY  
20200310000094730

Chris Battles