

SEND TAX NOTICES TO:

R. Gold
7 Montagel Way
Shoal Creek, AL 35242
#03-7-35-0-000-083.000

STATUTORY WARRANTY DEED

(evidencing a limited liability company distribution)

STATE OF ALABAMA
COUNTY OF SHELBY

This Statutory Warranty Deed (evidencing a limited liability company distribution) is executed by **MEDICAL CLOUD COMPUTING, LLC**, an Alabama limited liability company ("Medical Cloud") and is for the benefit of Medical Cloud's sole owner and member, **R. Gold** ("Gold").

WHEREAS Medical Cloud is and has only been a single member limited liability company, with its sole member and owner being Gold.

WHEREAS on June 15 2017 with funds supplied by Gold, Medical Cloud acquired the property commonly known as 7 Montagel Way, Shoal Creek, AL, 35242 (Parcel ID # 03-7-0-000-083.000) and described on Exhibit "A" attached hereto (the "Residence") from Larry House and Cindy House.

WHEREAS the Warranty Deed evidencing this acquisition was in the amount of \$4,800,000.00, dated June 15, 2017, and recorded on June 16, 2017 as Instrument 20170616000214350 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS in addition to the funds supplied by Gold to acquire the Residence, Larry House and Cindy House held a \$3,500,000.00 mortgage (the "Mortgage") on the Residence, with the Mortgage also being dated June 15, 2017, and recorded in June 16, 2017 as Instrument 20170616000214360 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, Medical Cloud in accordance with the instructions of its sole member, desires to make to such sole member a liquidating distribution of the Residence.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, that **MEDICAL CLOUD COMPUTING, LLC**, an Alabama limited liability (herein referred to as "Grantor"), whose address is 4th Floor, 109 North 20th Street, Birmingham, AL, 35203, does hereby make a distribution* to its sole member, and as such does hereby grants, bargains, sells, and conveys unto **R. GOLD**, a married man (herein referred to as "Grantee") whose resides at the Residence and whose address is 7 Montagel Way, Shoal Creek, AL, 35242, the real estate situated in Shelby County, Alabama and described on Exhibit "A" attached hereto, subject to the Mortgage.

* The amount of this distribution being made is coincides with the amount Gold supplied to Medical Cloud, when Medical Cloud purchased the Residence for \$4,800,000.00 less the \$3,500,000.00 Mortgage.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23 day of March, 2020.

MEDICAL CLOUD COMPUTING, LLC, an Alabama limited liability company

BY

William B. Hairston III
William B. Hairston III
(Its Vice-President)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Hairston III, whose name as Vice-President of **MEDICAL CLOUD COMPUTING, LLC**, an Alabama limited liability company, 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 Vice-President, and with full authority, executed the same voluntarily, as an act of said company.

Given under my hand and official seal, this the 27 day of March, 2020.

William B. Hairston III
NOTARY PUBLIC

My Commission Expires: 12/14/2020

THIS INSTRUMENT PREPARED BY:
William B. Hairston III
P.O. Box 131208
Birmingham, AL 35213
(205) 919-1008

WILLIAM CRAIG BROWN
Notary Public, Alabama State At Large
My Commission Expires
December 14, 2020

EXHIBIT "A"

Lot 176B, according to the Survey of Montagel, as recorded in Map Book 23, Page 6 in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) The lien of Ad Valorem taxes for the year 2020, a lien but not yet due nor payable;
- 2) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 129, page 395, in the Probate Office of Shelby County, Alabama;
- 3) Right of way granted to Alabama Power Company as set forth in Deed Volume 318, page 588, Deed Volume 308, page 651 and Real Volume 133, page 599 in the Office of the Judge of Probate of Shelby County, Alabama;
- 4) Right of way granted to South Central Bell Telephone Company as set forth in Deed Volume 356, page 420 and Real Volume 306, page 242 in the Office of the Judge of Probate of Shelby County, Alabama;
- 5) Covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 19, page 861, Misc. Book 23, page 564, amended by Misc. Book 23, page 567, and further amended by Book 370, page 938, AND Second Amended and Restated Protective Covenants recorded in Instrument 20091016000392120 and Third Amended and Restated Protective Covenants recorded in Instrument 20150505000147980 in the Probate Office of Shelby County, Alabama;
- 6) Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, in Deed Volume 301, page 298;
- 7) Rights granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, trans closures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communications service as set forth by instrument recorded in Misc. Book 21, page 855;
- 8) Easements and building lines as shown on recorded map;
- 9) Right of way granted to Shelby County as set forth in Deed Book 196, Page 223 in the Office of the Judge of Probate of Shelby County, Alabama; and
- 10) Agreement with Alabama Power Company relating to underground residential distribution system as recorded in real Volume 106, page 516.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2020 01:19:23 PM
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Allen S. Bayl