

This Instrument Prepared By:
Mary Thornton Taylor
Taylor Partners, LLC
26192 Canal Road
Orange Beach, Alabama 36561

Send Tax Notice To:
Thornton Dunnavant Valley Holdings, LLC
2 Office Park Circle
Suite 110
Birmingham, Alabama 35223

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of Five Million and No/100 Dollars (\$5,000,000.00) and the Mortgage Assignment and Assumption Agreement as described below, the undersigned **DUNNAVANT COMMERCIAL, LLC**, an Alabama limited liability company ("Grantor"), does by these presents, grant, bargain, sell and convey unto **THORNTON DUNNAVANT VALLEY HOLDINGS, LLC**, an Alabama limited liability company ("Grantee"), the following described real estate situated in Shelby County, Alabama (the "Property"), more particularly described to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF**

A portion of the Purchase Price for the Property was paid by Grantee's execution and recordation contemporaneously herewith of the Mortgage Assignment and Assumption Agreement whereby Grantee assumes Grantor's obligations under the December 8, 2017 Amended and Restated Mortgage and Security Agreement recorded as Instrument # 20180105000006200 in the Office of the Judge of Probate of Shelby County, Alabama (the "Mortgage"). ALL MORTGAGE TAXES HAVE BEEN PREVIOUSLY PAID.

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record, (4) the Mortgage, and (5) existing commercial leases pertaining to improvements within the Property.


TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

And subject to the foregoing, Grantor does for itself, its successors and assigns covenant with Grantee, its successors and assigns, that it will warrant and forever defend the right and title to the said Property unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the Property, and prior to the time of delivery of this deed.

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, as of this the 26th day of March, 2020.

DUNNAVANT COMMERCIAL, LLC

By: _____


William L. Thornton, III
Its Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William L. Thornton, III, whose name as Manager of DUNNAVANT COMMERCIAL, 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 the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 26th day of March, 2020.


Notary Public

My Commission Expires: _____
[SEAL]

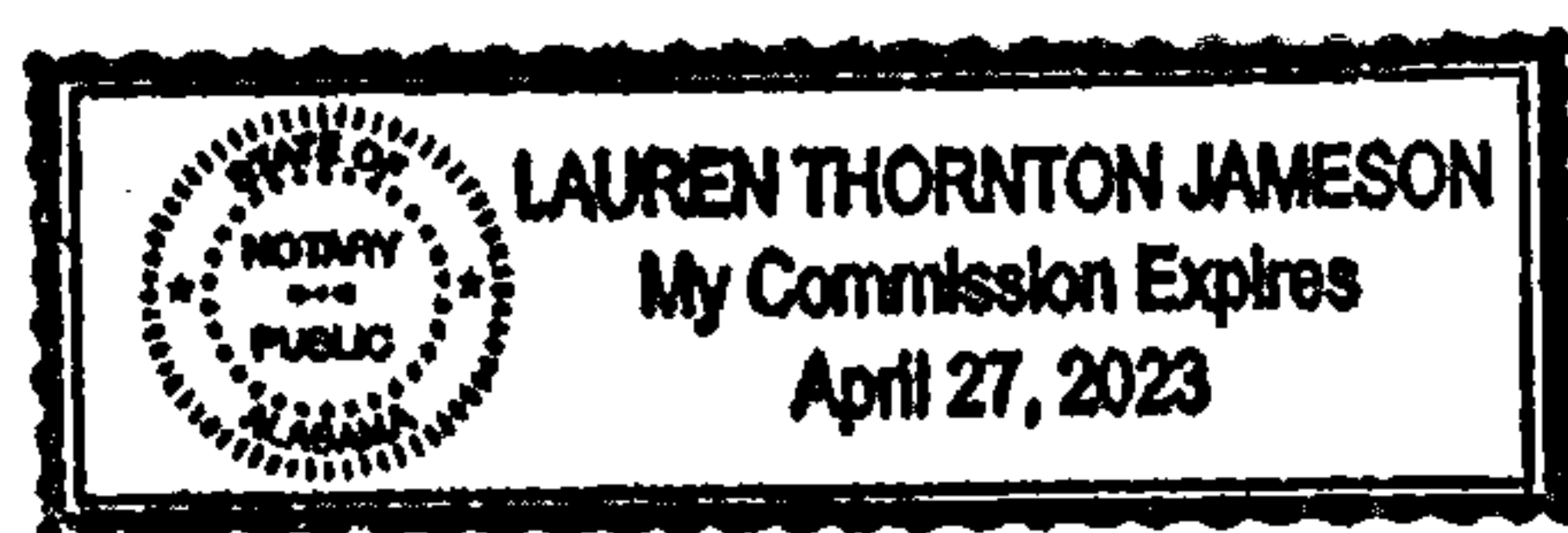


EXHIBIT "A"

THE PROPERTY

Lots C1, C3, C4 and C5, according to the plat of the Dunnavant Square Commercial Subdivision, as recorded in Map Book 48, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama;

Together with all improvements thereon and appurtenances thereto.

REAL ESTATE SALES VALIDATION FORM

GRANTOR'S NAME AND ADDRESS:

Dunnavant Commercial, LLC
2 Office Park Circle, Ste 110
Birmingham, Alabama 35223

GRANTEES' NAME AND ADDRESS:

Thornton Dunnavant Valley Holdings, LLC
2 Office Park Circle, Ste 110
Birmingham, Alabama 35223

PROPERTY ADDRESS:

Lots C1, C3, C4, C5
Map Book 48, Pg 79
Shelby County, Alabama

Date of Sale: March 26, 2020

Total Purchase Price: \$9,908,007.63

or Actual Value: \$ _____

or Tax Assessor's Total _____

Market Value: \$ _____

The purchase price or actual value claimed can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

____ Bill of Sale

____ Appraisal

___X___ Sales Contract

____ Closing Statement

____ Other

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).

GRANTOR:

DUNNAVANT COMMERCIAL, LLC

By: _____

William L. Thornton, III
Its Manager

Date: March 26, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2020 03:52:26 PM
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