

Send tax notice to: 20200716000296300
Millennial Bank 07/16/2020 09:46:46 AM
7924 Parkway Drive DEEDS 1/5
Leeds, AL 35094

This Instrument Prepared By:
Vincent J. Schilleci, III, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Vincent J. Schilleci III, in his capacity as the Manager of FSS Retail Property, LLC, an Alabama limited liability company (hereinafter referred to as "Grantor"), does grant, bargain sell and convey unto Millennial Bank, an Alabama Corporation, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2 and 3, according to Schilleci's Addition to Meadowbrook Corporate Park Phase I, as recorded in Map Book 24, Page 5, in the Probate Office of Shelby County, Alabama.

Formerly known as:

Lot 2C, according to the Resurvey of Lot 2B, being a Resurvey of Lot 2, Meadow Brook Corporate Park-Phase I, as recorded in Map Book 17, Page 44 in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20160427000138540

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park, dated as of October 17, 1984 and recorded in Book 005, Page 772 in the Office of the Judge of Probate of Shelby County, Alabama, as amended by First Amendment thereto dated March 28, 1988 and recorded in Book 177, Page 269 in said Probate Office and as further amended by Second Amendment thereto dated June 22, 1993 and recorded as Instrument No. 1993-18243 in said Probate Office.
4. Restrictive Use Agreement by Frank S. Schilleci in favor of Daniel U.S. Properties Limited Partnership II dated December 6, 2001 and recorded on December 26, 2001 in Inst # 2001-56555.
5. Assignment of Developer Rights between Daniel U.S. Properties Limited Partnership II, an Alabama limited partnership and Daniel Realty Company, an Alabama General Partnership, dated December 28, 2001, and recorded on December 28, 2001 in Inst # 2001-57321.
6. Notice of Variance by and among Architectural Control Committee of Meadow Brook Corporation Park, an unincorporated association, Daniel U.S. Properties Limited Partnership II, an Alabama limited partnership, and Frank S. Schilleci, dated June 24, 1993, and recorded on June 28, 1993 in Inst # 1993-18737.
7. Easements and building lines as shown on recorded map recorded in Map Book 17 at Page 44.
8. Quit claim deed to The Water Works and Sewer Board of the City of Birmingham recorded on December 21, 1993 in Inst # 1993-41006.
9. Transmission line permits to Alabama Power Company recorded in Deed Book 146, Page 391, affecting the NE ¼ of the NW ¼ and S ½ of the NW ¼ of Section 6, Township 19 South, Range 1 West.
10. Title to all minerals underlying the NW ¼ of the NW ¼ of Section 6, Township 19 South, Range 1 West, with mining rights and privileges belonging thereto, as conveyed in Deed Book 66, Page 34.
11. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880.
12. Transmission line permits to Alabama Power Company recorded in Deed Book 109, Page 490, affecting the S ½ of SW ¼ and SW ¼ of SE ¼ of Section 31, Township 18, Range 1 West and Deed Book 112, Page 134 affecting the SW ¼ of SE ¼ of Section 31, Township 18, Range 1 West.

13. Easement to South Central Bell as recorded in Deed Book 311, Page 432, affecting S $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 31, Township 18, Range 1 West.

14. Title to all minerals underlying E $\frac{1}{2}$ of SW $\frac{1}{4}$; and SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 31, Township 18, Range 1 West with mining rights and privileges belonging thereto, as reserved in Deed Book 28, Page 581.

15. Easement to Southern Bell Telephone & Telegraph recorded in Deed Book 299, Page 703, affecting the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 31, Township 18, Range 1 West.

16. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

This instrument is executed by the Grantor solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in their representative capacity, and the liability of the Grantor is expressly limited to their representative capacity named herein.

[Signature on Following Page]

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on July 14, 2020.

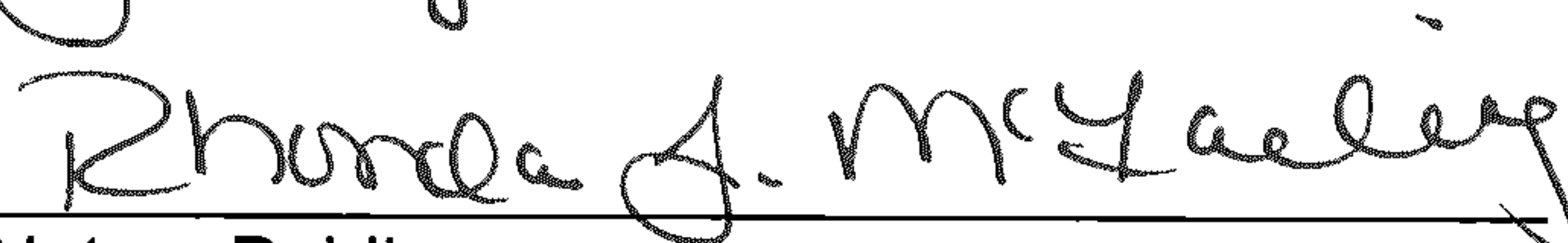
FSS RETAIL PROPERTY, LLC



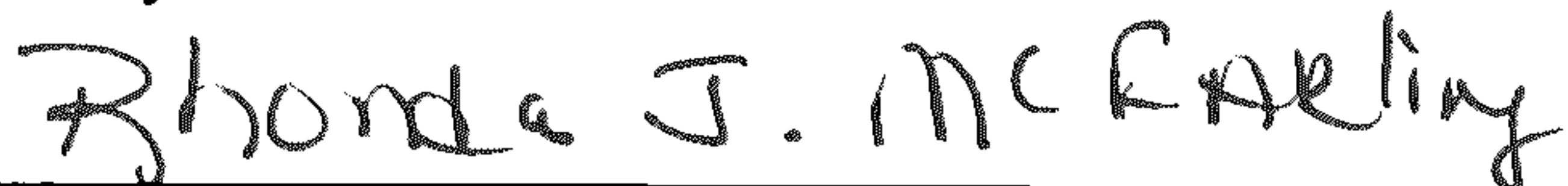
By: Vincent J. Schilleci III
Its: Manager

I, the undersigned authority, a Notary Public in and for the County of Shelby, State of Alabama, hereby certify that Vincent J. Schilleci III, as Manager of FSS Retail Property, LLC, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, individually and in said capacity, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on July 14, 2020.

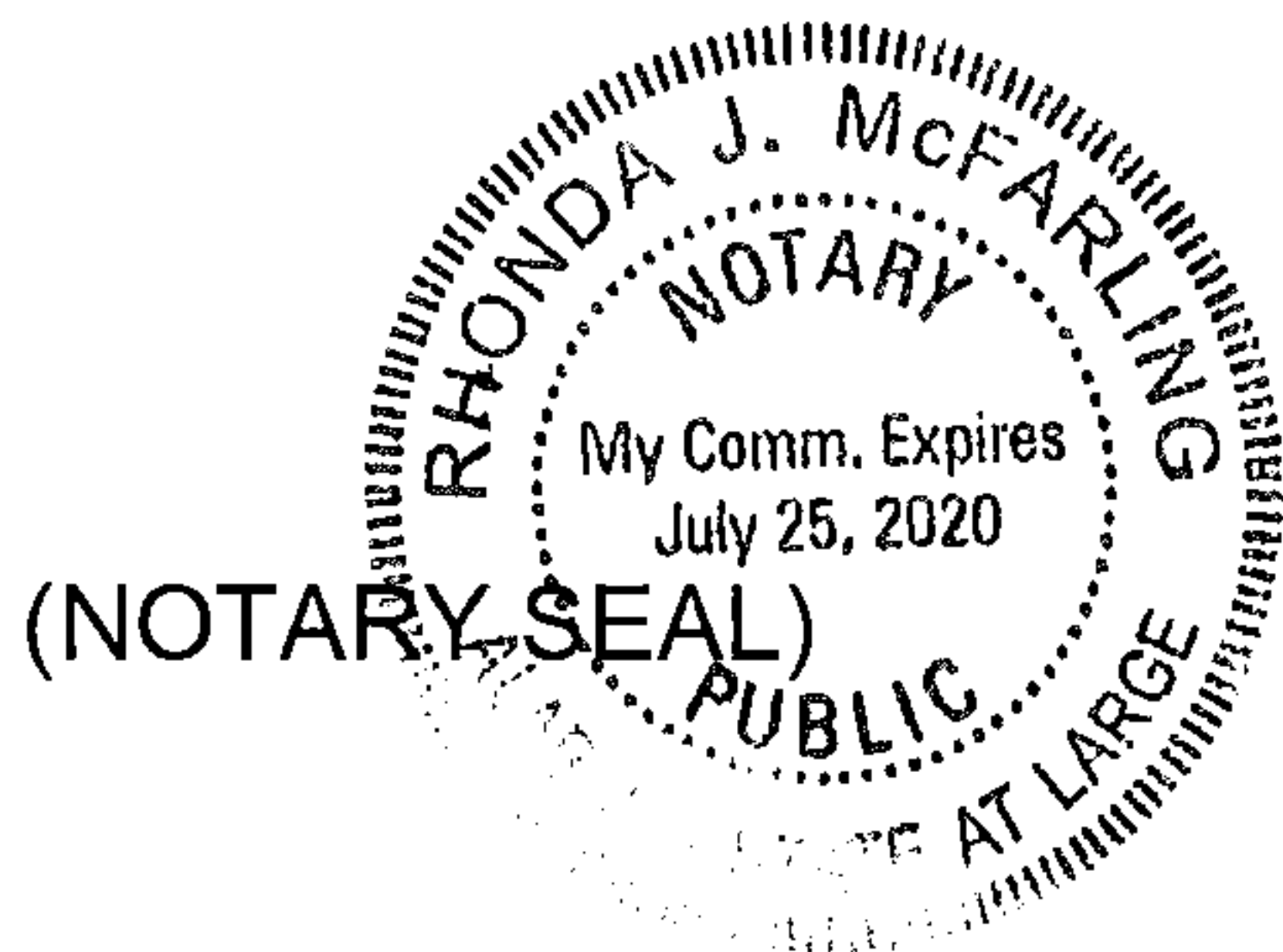


Notary Public



Printed Name

My Commission Expires: 7-25-20



Real Estate Sales Validation Form

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

Grantor's Name FSS Retail Property, LLC
 Mailing Address PO Box 207
Harpesville, AL 35078

Grantee's Name Millennial Bank
 Mailing Address 7924 Parkway Dr
Leeds, AL 35094

Property Address 10/20 Meadowview Drive
Birmingham, AL 35242

Date of Sale July 15, 2020
 Total Purchase Price \$ 2900000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/16/2020 09:46:46 AM
 S2934.00 CHERRY
 20200716000296300

Allen S. Byrd

or
 Actual Value \$

or
 Assessor's Market Value \$

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other
☐ 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 Vincent J. Schilleci III

☐ Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1