

WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million, Seven Hundred, Eighty-Five Thousand and 00/100 Dollars (\$1,785,000.00) the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Trussville Surgical, LLC, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cahaval LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lots 13 and 14, according to the Survey of Cahaba Valley Office Park as recorded in Map Book 10, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2021 and subsequent years not yet due and payable.
2. Restrictions appearing of record in Book 114, Page 865..
3. Easements and building lines as shown on recorded map.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 109, Page 498; Deed Book 126, Page 179; Deed Book 127, Page 336 and Deed Book 134, Page 549.
5. Power line traversing the Land along the Northwest side as shown on survey of Ray Weygand, dated September 16, 2020
6. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
7. Leasehold interest of US Oral Surgery Management, LLC

\$1,249,500.00 of the consideration herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12 day of October, 2020.

Trussville Surgical, LLC

By:  (Seal)
It's Authorized Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENNIS MARK CLARK whose name as Authorized Member of Trussville Surgical, 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 thereof, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this the 12th day of OCTOBER, 2020

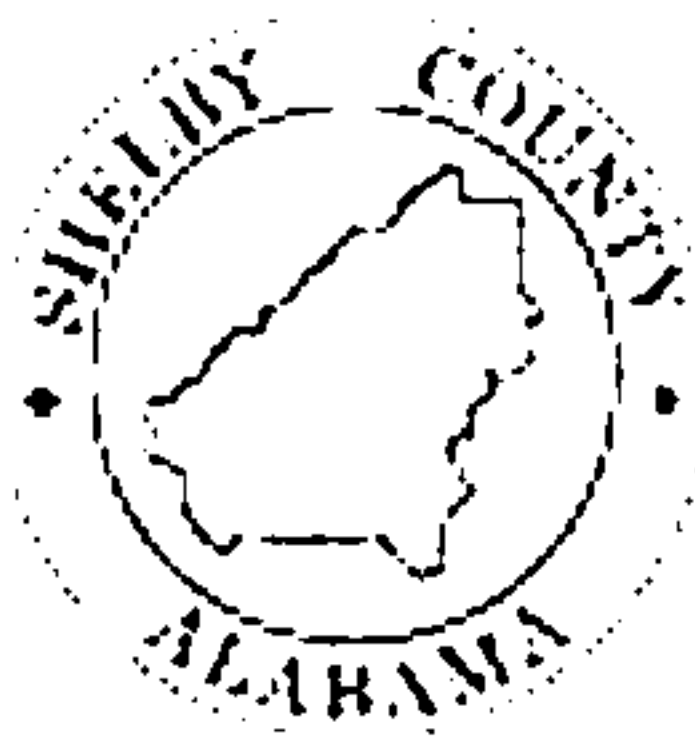
Shari D. Howard
Notary Public

My Commission expires: 9-19-23

Send Tax Notice To:
Cahaval LLC
937 Corbett Canyon
Arroyo Grande, CA 93420

This Instrument Prepared By:

Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama 35260
(205) 979-9070



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2020 01:46:22 PM
\$1813.00 JESSICA
20201014000467560

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Trussville Surgical, LLC
Mailing Address 1500 19th St South
Suite 200
Birmingham, AL 35205

Grantee's Name Cahaval LLC
Mailing Address 937 Corbett Canyon
Arroyo Grande, CA 93420

Property Address 2206 Cahaba Valley Drive
Birmingham, Alabama 35242

Date of Sale October 13, 2020
Total Purchase Price: \$1,785,000.00

or Actual Value: _____
or Other: _____
Assessor's Market Value \$1.00

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 10/13/2020

Print Dennis Mark Clark *authorized member*

Sign *DMC*
(GRANTOR)GRANTEE/OWNER/AGENT) circle one

☐ Unattested _____
(verified by)