

This Instrument was Prepared by:

South Oak Title, LLC
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243
File No.: 20-5135

Send Tax Notice To: 800 Corporate Parkway, LLC
800 Corporate Parkway
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

County of Shelby

20201214000572310

12/14/2020 12:01:42 PM

DEEDS 1/2

KNOW ALL THESE PRESENTS, that in consideration of the sum of Six Hundred Thirty Thousand Dollars and No Cents (\$630,000.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Shepherd Bush LLC, a limited liability company**, whose address is AL, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **800 Corporate Parkway, LLC**, whose address is 800 Corporate Parkway, Birmingham, AL 35242, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 800 Corporate Parkway, Birmingham, AL 35242; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

Units 100, 102, 104, and 106, Block 1, (also known as Building A) in the Meadow Brook Place Office Condominium, a Condominium, according to the Declaration of Condominium as recorded in Instrument #20070822000395570; and By-Laws related thereto is recorded as Exhibit "C" of Instrument #20070822000395570; together with an undivided fractional interest in the common elements assigned to the units as set out in the Declaration of Condominium for Meadow Brook Place Office Condominium; said unit being more particularly described in the floor plans and architectural drawing of Meadow Brook Place Office Condominium as set out in the Declaration and as recorded in Map Book 39, Page 6, in the Probate Office of Shelby County, Alabama.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2020 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 18th day of November, 2020.

Shepherd Bush, LLC



Kenneth M. Bush, Member

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that, whose name as Kenneth M. Bush, Member of Shepherd Bush LLC 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 foregoing conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2020.

Marcus Hunt
Notary Public, State of Alabama

My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2020 12:01:42 PM
\$655.00 CHERRY
20201214000572310

Allie S. Bayl