

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Inverness Family Realty, LLC	Grantee's Name	Houndstooth Properties, LLC
Mailing Address	4902 Valleydale Road Birmingham, AL 35242	Mailing Address:	200 Business Centre Drive, Ste. F Miramar Beach, FL 32550
Property Address:	4902 Valleydale Road Birmingham, AL 35242	Date of Sale:	December <u>23</u> , 2020
		Purchase Price:	\$1,800,000.00

This Instrument Prepared by:

Jack P. Russell, Esq.

Hand Arendall Harrison Sale LLC

1801 5th Avenue North, Ste. 400

Birmingham, Alabama 35203

205.502.0108

Send Tax Notice to:

Houndstooth Properties, LLC

200 Business Centre Drive, Ste. F

Miramar, FL 32550

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **INVERNESS FAMILY REALTY, LLC**, an Alabama limited liability company ("Grantor"), for and in consideration of One Million Eight Hundred Thousand and NO/100 Dollars (\$1,800,000.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **HOUNDSTOOTH PROPERTIES, LLC**, a Florida limited liability company ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

Lot 2 according to the Map of the Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama,

LESS AND EXCEPT

That tract of land conveyed unto Shelby County for a Right-of-Way related to Valleydale Road more particularly described as follows:

Commencing at the SW corner of the NW ¼ of the NE ¼ of Section 11, Township 19 South, Range 2 West, run thence N 00°38'37" W a distance of 109.60 feet, more or less, run thence N 89°20'36" E a distance of 386.54 feet,

more or less, to a point on the northwest right of way line of Valleydale Rd. and being the Point of Beginning; run thence along the grantor's property line N 44°23'19" W a distance of 2.47 feet, more or less, to a point on the grantor's property line; run thence along the acquired right of way line N 45°25'30" E a distance of 6.24 feet, more or less, to a point on the acquired right of way line offset 45 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 205+55.25; run thence along the acquired right of way line N 23°07'48" E a distance of 118.62 feet, more or less, to a point offset 90 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 206+65.00; run thence along the acquired right of way line N 45°25'30" E a distance of 21.60 feet, more or less, to a point on the grantor's property line; run thence S 44°15'34" E a distance of 48.59 feet, more or less, to a point on the northwest right of way line of Valleydale Rd.; run thence long the northwest right of way line of Valleydale Rd. S 45°53'32" W a distance of 137.33 feet, more or less, to the Point of Beginning; Containing 0.088 acres, more or less.

Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein

The purchase price of the Property was paid from the proceeds of a mortgage loan to GRANTEE, which was closed simultaneously with the delivery of the deed, in the amount of One Million Four Hundred and Forty-four Thousand and 00/100 Dollars (\$1,440,000.00).

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor covenants to and with Grantee that, except as to the matters, exceptions and reservations above referred to, Grantor is lawfully seized of the Property, the same is free from other encumbrances, and that Grantor will, and Grantor's successors and assigns shall, forever warrant and defend the title to the Property, as herein conveyed, unto Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

{Remainder of Page Intentionally Left Blank}

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the ____ day of December, 2020.

INVERNESS FAMILY REALTY, LLC,
an Alabama limited liability company

By: Michael E. Brewer
Name: Michael E. Brewer
Title: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Michael E. Brewer, whose name as Member of Inverness Family Realty, 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 such instrument, s/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 on this the 23 day of December, 2020.

{SEAL}

Jack Pershing Russell
NOTARY PUBLIC
My Commission Expires: 6/22/24

Jack Pershing Russell
Notary Public, Alabama State At Large
My Commission Expires June 22, 2024

Exhibit A
Permitted Exceptions

1. Taxes for the year 2021 and subsequent years, not yet due and payable.
2. 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.
3. Rights of tenants/ parties in possession under the unrecorded leases.
4. Any and all service contracts, maintenance contracts, operating contracts, parking contracts, equipment leases etc. related to the property.
5. Any restriction or consequences association with the property being located in a flood zone.
6. Such state of facts as shown on subdivision plat as recorded in Document No. Map Book 28, Page 15; 2001-09641. in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 03:27:30 PM
\$391.00 CHARITY
20201229000597560

Allen S. Bayl