

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Bohn Broadcast Enterprises, LLC
313 Highway 336
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED FOUR THOUSAND AND 00/100 Dollars (\$204,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Canyon Park Properties, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Bohn Broadcast Enterprises, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the South 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 13; thence run North 82 degrees 58 minutes 11 seconds West a distance of 612.32 feet; thence run South 32 degrees 31 minutes 16 seconds west a distance of 550.35 feet to a point on the Southwesterly right of way of Canyon Park Drive and the POINT OF BEGINNING; thence continue last course a distance of 168.01 feet; thence run North 84 degrees 02 minutes 43 seconds West a distance of 140.40 feet; thence North 26 degrees 35 minutes 37 seconds East a distance of 174.84 feet to a point on a counter-clockwise curve on the Southwesterly right of way of Canyon Park Road; said curve having a Delta angle of 41 degrees 12 minutes 40 seconds and a radius of 219.50 feet (Chord bearing North 79 degrees 08 minutes 18 seconds East a distance of 154.50 feet); thence run along the arc of said right of way curve 157.88 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

\$169,150.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
26th day of February, 2021

Canyon Park Properties, LLC, an Alabama Limited Liability Company

By: 

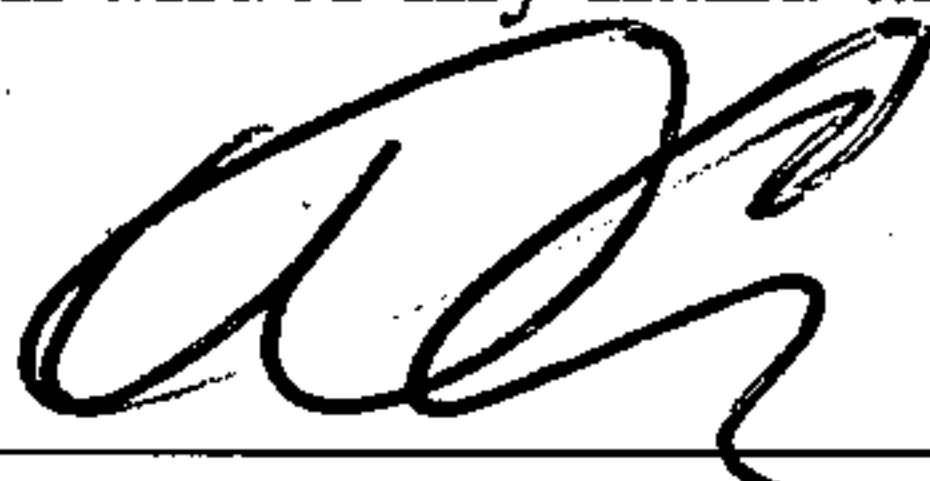
Q4, Inc., Sole Member

William H. Sommerville, III, President of Q4, Inc.

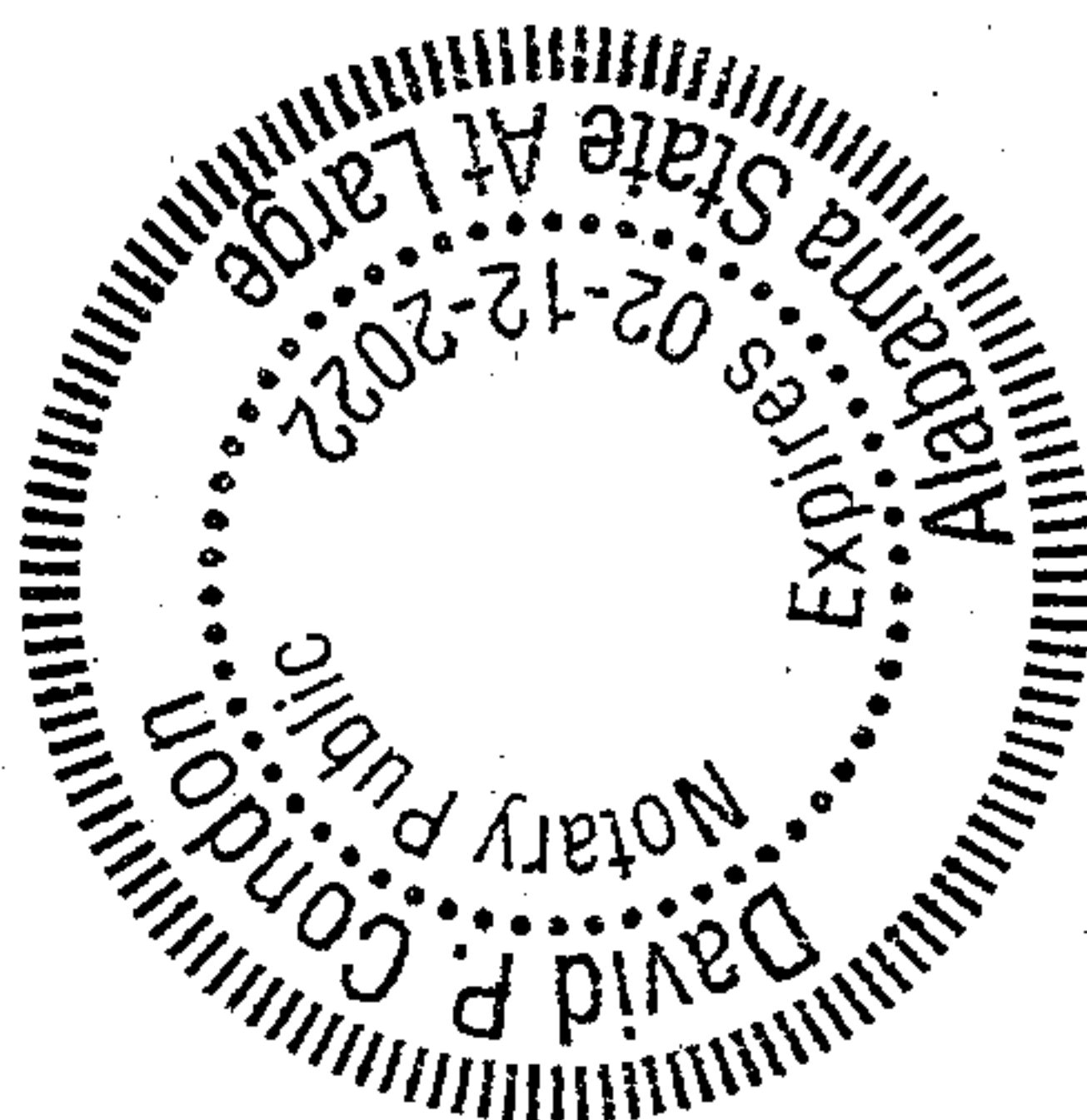
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon, a notary public, in and for said County in said State, hereby certify that William H. Sommerville, III whose name as President of Q4, Inc. as sole member of Canyon Park Properties, 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 officer 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 26th day of February, 2021.



Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Canyon Park Properties, LLC
Mailing Address _____Grantee's Name Bohn Broadcast Enterprises, LLC
Mailing Address 313 Hwy 336
Chelsea, AL 35043Property Address 350 Canyon Park Drive
Pelham, AL 35124Date of Sale February 26, 2021
Total Purchase Price \$204,000.00Or
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
☐ Sales Contract☐ Appraisal
☐ Other: _____☐ Closing StatementIf 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 _____

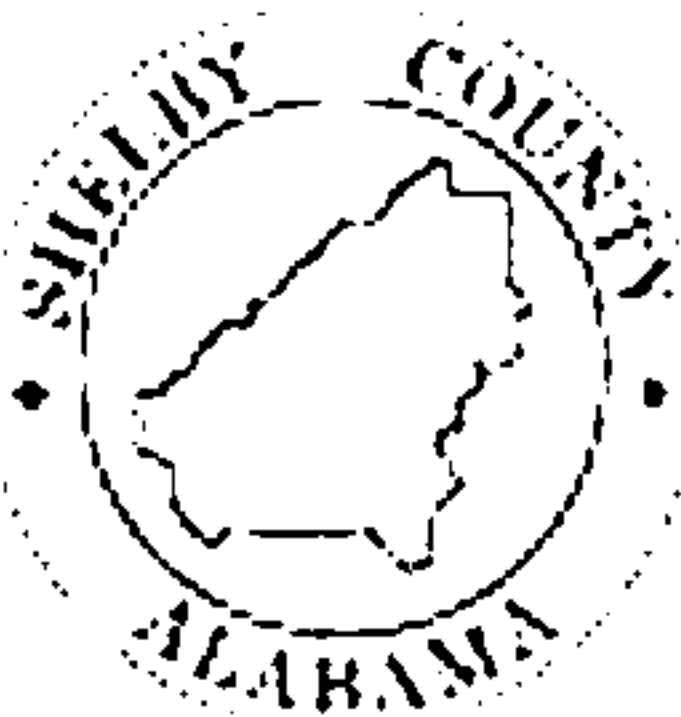
Print _____

☐ Unattested

(verified by) _____

Sign _____

(Grantor/Grantee/ Owner/Agent) circle one.

Form RT-1Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 11:01:17 AM
\$63.00 CHERRY
20210302000104070