

File No.: 21009

20210426000205650 1/4 \$498.50  
Shelby Cnty Judge of Probate, AL  
04/26/2021 01:05:29 PM FILED/CERT

## STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
SEND TAX NOTICE TO:  
KGSJB, LLC  
4601 Southlake Parkway  
Hoover, AL 35244

THIS INSTRUMENT PREPARED BY:  
W. Eric Pitts, Esq.  
W. Eric Pitts, L.L.C.  
PO Box 280  
Alabaster, AL 35007  
No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Southlake Center, LLC, an Alabama limited liability company (hereinafter "GRANTOR"), for and in consideration of the sum of **Three Million Four Hundred Thousand and 00/100 U.S. Dollars (\$3,400,000.00)** and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **KGSJB, LLC**, an Alabama limited liability Company (hereinafter "GRANTEE"), the following described property in Shelby County Alabama, to-wit (the "Property"):

See **Exhibit A** attached hereto and incorporated herein

**\$2,932,500.00** of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

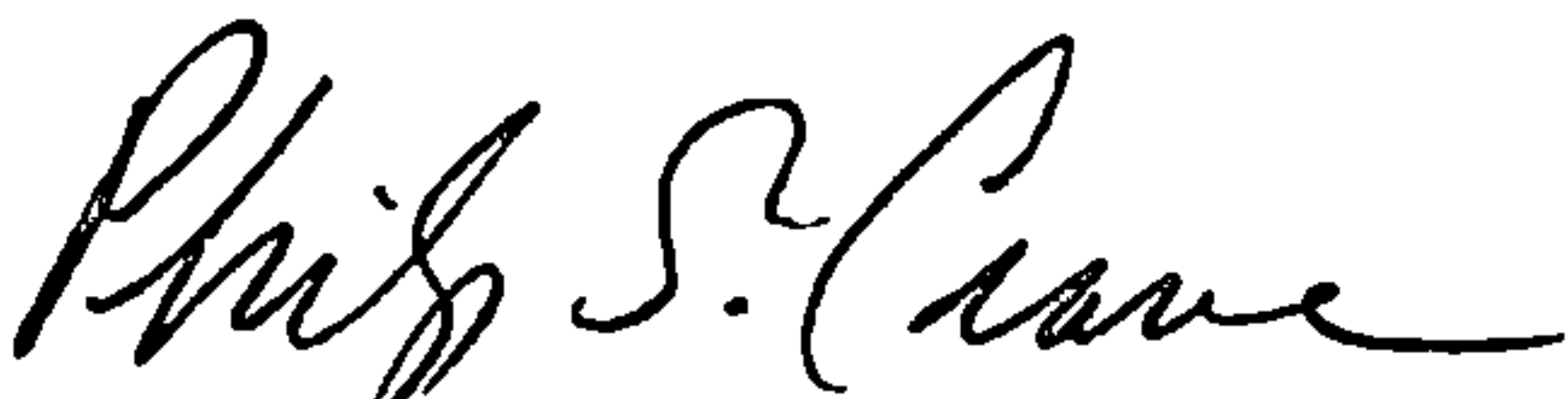
**SUBJECT TO, EXCEPT AND RESERVING:** (a) those reservations, easements, rights-of-way, encumbrances, exceptions, covenants, encroachments, restrictions, and permitted exceptions set forth on **Exhibit B** hereto, (b) all ad valorem taxes for the current year and subsequent years not yet due and payable, (c) existing leases and tenant escrow deposits and (d) any and all mining, mineral or other similar rights or interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining and all right, title and interest of GRANTOR in and to all roads, alleys and ways bounding the Property except as otherwise noted or excepted above, to the said GRANTEE, and its successors and assigns forever.

**GRANTOR DOES HEREBY COVENANT**, for itself, its successors and assigns, with GRANTEE, its successors and assigns, that GRANTOR will warrant and defend the said Property to said GRANTEE, its successor and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

**GRANTOR HAS HERETO** set its hand and seal by and through the undersigned on April 26, 2021.

Southlake Center, LLC

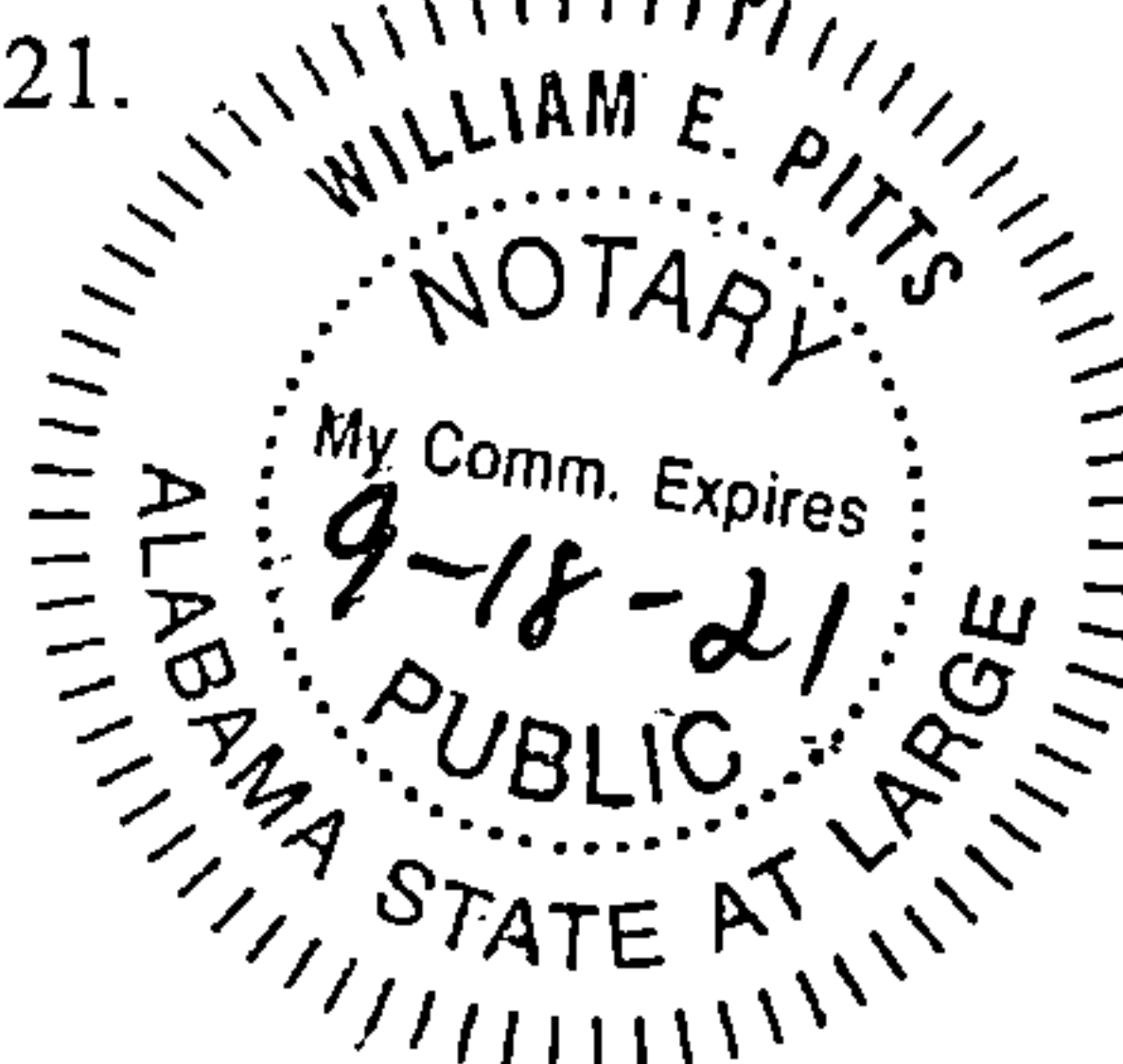


by Philip S. Crane  
its Manager

STATE OF ALABAMA  
COUNTY OF SHELBY

I, **THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Philip S. Crane whose name(s) is/are signed to the foregoing instrument as Manager of Southlake Center, LLC, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily as such officer acting with full authority on behalf of said entity on the day and year set forth above.


**GIVEN UNDER MY HAND**, on April 26, 2021.

  
NOTARY PUBLIC

Shelby County, AL 04/26/2021  
State of Alabama  
Deed Tax: \$467.50



**EXHIBIT A**  
**LEGAL DESCRIPTION**

  
20210426000205650 2/4 \$498.50  
Shelby Cnty Judge of Probate, AL  
04/26/2021 01:05:29 PM FILED/CERT

**Parcel I:**

Lot 1, according to the Survey of Southlake Office Park, as recorded in Map Book 13, Page 97, in the Probate Office of Shelby County, ALABAMA.

**Parcel II:**

A part of Lot 3 of the resurvey of ATA Services Addition to Southlake as recorded in Map Book 28, Page 18 being more particularly described as follows:

Begin at the Southeast corner of Lot 1, Southlake Office Park as recorded in Map Book 13, Page 97 in the Office of the Judge of Probate, Shelby County, Alabama; thence run west along the south boundary of said Lot 1 for a distance of 280.00 feet; thence run South 56 degrees 35 minutes 34 seconds West along the Southeasterly line of said Lot 1 for a distance of 120.00 feet to a point on the easterly right of way line of Interstate Highway No. 65, said right of way line being situated on a curve to the right, having a central angle of 0 degrees 59 minutes 02 seconds, a radius of 4009.72 feet, a chord of 68.85 feet and a chord bearing of South 4 degrees 01 minutes 51 seconds east; thence run along the arc of said curve for a distance of 68.85 feet; thence run North 56 degrees 35 minutes 54 seconds east for a distance of 135.76 feet; thence run east for a distance of 269.47 feet to a point on the west right of way line of Southlake Parkway, said right of way line being situated on a curve to the right, having a central angle of 6 degrees 33 minutes 53 seconds a radius of 528.01 feet, a chord of 60.46 feet and a chord bearing of north 7 degrees 05 minutes 50 seconds west; thence run along the arc of said curve for a distance of 60.50 feet to the point of beginning.

**Parcel III:**

Together with the following Slope and Drainage Easement being situated on a part of Lot 3 of the resurvey of ATA Services Addition to Southlake as recorded in Map Book 28, Page 18 being more particularly described as follows:

Commence at the southeast corner of Lot 1, Southlake Office Park, as recorded in Map Book 13, Page 97 in the Office of the Judge of Probate, Shelby County, Alabama; thence run west along the south line of said Lot 1 for a distance of 107.25 feet; thence run south for a distance of 60.00 feet to the point of beginning; thence run West for a distance of 154.75 feet; thence run south 56 degrees 35 minutes 54 seconds west for a distance of 7.54 feet; thence run south 43 degrees 24 minutes 06 seconds east for a distance of 54.00 feet; thence run east for a distance of 72.24 feet; thence run north 50 degrees east for a distance of 67.49 feet to the Point of Beginning.

**Overall description of Parcels I and II:**

A parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 20, Township 19 South, Range 2 West and being all of Lot 1 of the Southlake Office Park plat as recorded in Map Book 13 Page 97 and a part of Lot 3 of the Resurvey of ATA Services Addition to Southlake as recorded in Map Book 28 Page 18 in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Begin at a Found Rebar marking the Northwest corner of said Lot 1, said point also lying on the Easternmost Right-of-Way of Interstate Highway 65 (400' Right-of-Way); thence leaving said Right-of-Way run South 89 Degrees 19 Minutes 03 Seconds East along the North line of said Lot 1 for a distance of 411.85 feet to a Found Rebar stamped J.A. Gay; thence run South 27 Degrees 53 Minutes 21 Seconds East along the North line of said Lot 1 for a distance of 81.67 feet to a Found Rebar stamped Weygand, said point also lying on the Northwestern-most Right-of-Way of Southlake Parkway (120' Right-of-Way), said point lying on a curve to the left, having a central angle of 29 Degrees 32 Minutes 27 Seconds, a radius of 528.01 feet, a chord bearing of South 05 Degrees 05 Minutes 28 Seconds West and a chord distance of 269.23 feet; thence leaving said North line run along the arc of said curve along said Right-of-Way and along the East line of said Lots 1 and 3 for a distance of 272.23 feet to a set 5/8 Inch Rebar stamped CA-560LS; thence leaving said Right-of-Way and said East line run North 89 Degrees 16 Minutes 53 Seconds West for a distance of 269.46 feet to a Found 5/8 Inch Rebar; thence run South 57 Degrees 17 Minutes 09 Seconds West for a distance of 135.97 feet to a Found Rebar stamped Weygand, said point also lying on the Easternmost Right-of-Way of Interstate Highway 65 (400' Right-of-Way), said point lying on a curve to the left, having a central angle of 05 Degrees 58 Minutes 07 Seconds, a radius of 4009.72 feet, a chord bearing of North 05 Degrees 48 Minutes 48 Seconds West and a chord distance of 417.51 feet; thence run along the arc of said curve along said Right-of-Way and along the West line of said Lots 1 and 3 for a distance of 417.70 feet to the Point of Beginning. Said Parcel contains 142,479 feet.



**EXHIBIT B**

This conveyance is made subject to the following covenants, restrictions and permitted exceptions:

1. 35-foot building line as shown on recorded map.
2. 20 foot Sanitary Sewer Easement crossing lot as shown on recorded map.
3. Easements and building lines as shown on Map Book 28, Page 18.
4. All existing, future or potential common law or statutory rights of access between subject property and I-65 and easements contained in Final Judgment of Condemnation recorded in Instrument No. 1993-04661.
5. Terms and conditions of easement agreement as recorded in Real 253, Page 236.
6. Covenants, conditions, restrictions, easements, liens, assessments and ARC regulations contained in Declaration of Protective Covenants for Southlake (Business) as recorded in Real 153, Page 395.
7. Easement agreement as recorded in Instrument No. 1996-28980.
8. Rights of tenants in possession, only as tenants in possession.
9. Matters of survey as shown on survey of Gonzalez Strength and Associates dated March 22, 2021 including the following:
  - a) Twenty-Four-Inch reinforced concrete pipe
  - b) Encroachment of fence on northerly property line



20210426000205650 3/4 \$498.50  
Shelby Cnty Judge of Probate, AL  
04/26/2021 01:05:29 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Southlake Center, LLC  
Mailing Address \_\_\_\_\_  
1805 McCain Parkway  
Pelham, AL 35124

Grantee's Name KGSJB, LLC  
Mailing Address 4601 Southlake Parkway  
Hoover, AL 35244

Property Address 4601 Southlake Parkway  
Hoover, AL 35244  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale April 26, 2021  
Total Purchase Price \$ 3,400,000.00  
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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 April 26, 2021

Print Wm Pitts

☐ Unattested

Sign Wm Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210426000205650 4/4 \$498.50  
Shelby Cnty Judge of Probate, AL  
04/26/2021 01:05:29 PM FILED/CERT