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04/27/2021 09:29:09 AM

DEEDS 1/2

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. 2241

Renaissance World One
Limited Partnership
4880 Valleydale Rd
Birmingham, AL 35242

[Space Above This Line for Recording Data]

CORPORATION
WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Six Hundred Twenty-four Thousand and 00/100 Dollars (\$624,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Valleydale Office Center, LLC, an Alabama limited liability company** whose mailing address is: 123 Hulltop Business Dr, Pelham, AL 35124; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Renaissance World One, Limited Partnership, an Alabama Limited Partnership,** whose mailing address 4880 Valleydale Rd Birmingham AL 35242 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 4880 Valleydale Rd, Birmingham, AL 35242 to wit:

Lot 1-B, according to the Final Plat of Lunceford's Resurvey of Lot 1 Valleydale Commercial Park, as recorded in Proposed Map Book 35, Page 25 with Final Plat being recorded in Map Book 40, Page 134, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to 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, limestone, and gravel in, on, and under subject property.

\$530,400.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. Grantor does for itself its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of April, 2020.

Valleydale Office Center, LLC

BY: Gene F. Lunceford Attorney in fact

Gene F. Lunceford Attorney-in-Fact for
James O. Lunceford, its Sole Member

BY: Kenneth E. Peters Attorney in fact

Kenneth E. Peters Attorney-in-Fact for
James O. Lunceford, its Sole Member

STATE OF ALABAMA,

JEFFERSON COUNTY ss:

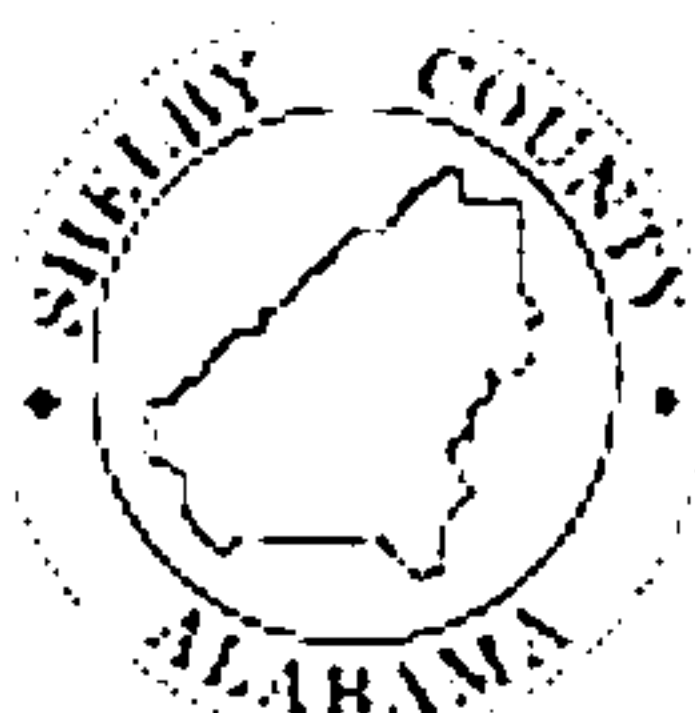
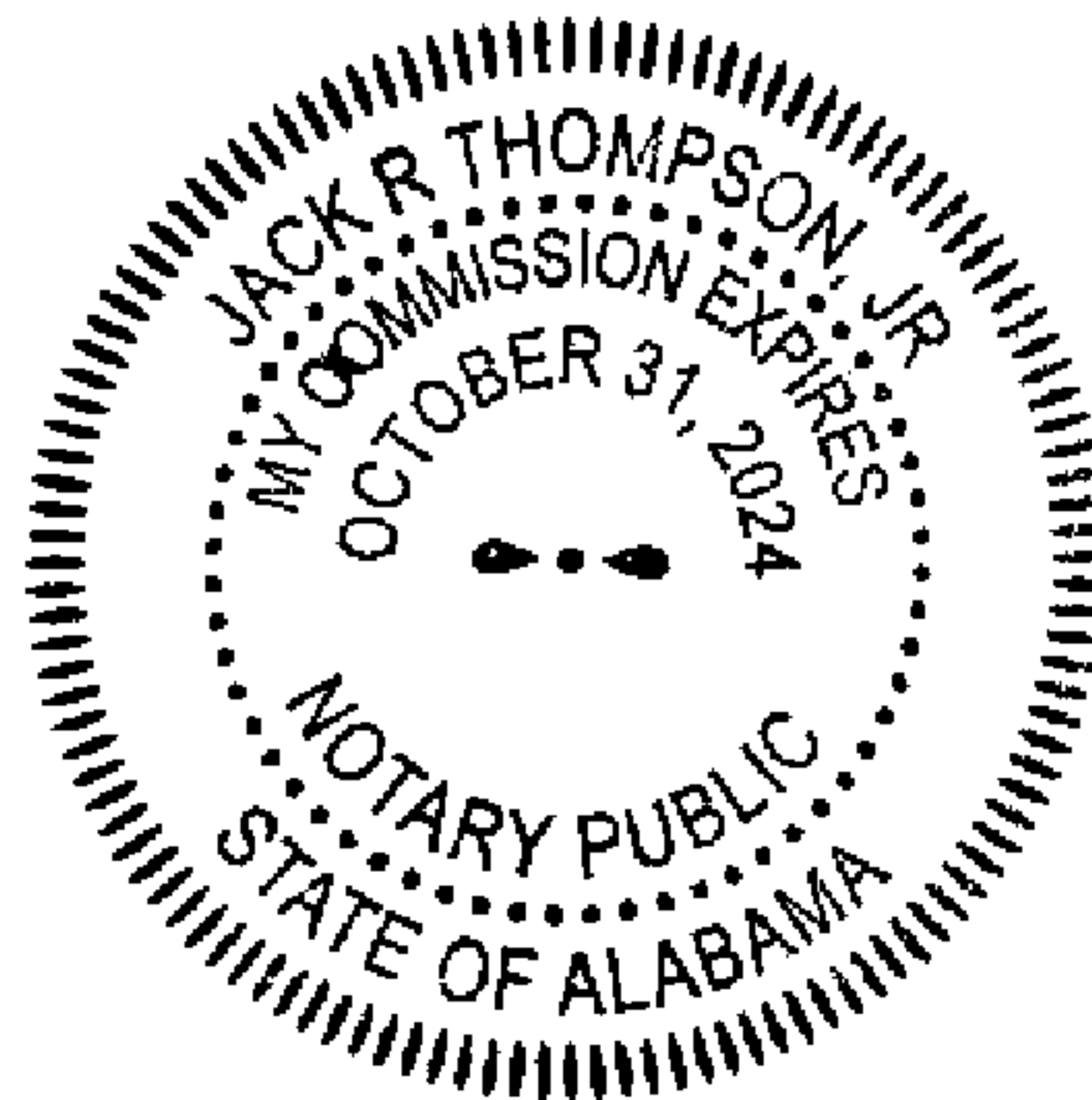
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Gene F. Lunceford and Kenneth E. Peters Attorneys-in-Fact for James O. Lunceford** whose name as Sole Member of Valleydale Office Center, LLC and who is signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they as Attorneys -in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 26th day of April, 2020

My Commission Expires:

Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$119.00 MIST
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Allen S. Bayl