


This instrument was prepared by:

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600 University Park Place, Suite 100  
Birmingham, Alabama 35209

  
20210427000208680 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/27/2021 12:27:41 PM FILED/CERT

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA        )  
  )        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY        )

That in consideration of Seven Hundred Sixty Thousand and no/100 Dollars (\$760,000.00) to the undersigned **Southern Care Internal Medicine, P.C.**, an Alabama corporation (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Illecas Holdings 2 LLC**, an Alabama limited liability company (herein referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the Survey of Schilleci's Addition to Meadowbrook Corporate Park Phase I, as recorded in Map Book 24, Page 5, in the Probate Office of Shelby County, Alabama.**

Consideration paid with a purchase money mortgage recorded simultaneously herewith.

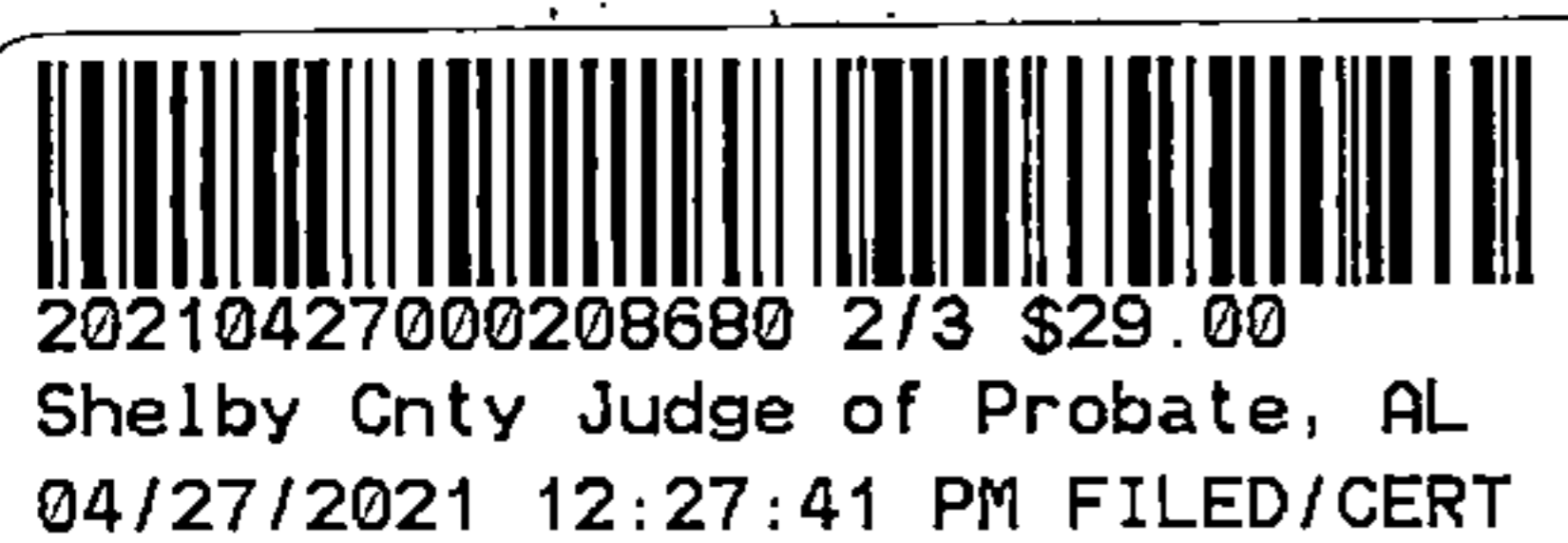
**Subject to:**

1. Taxes for the year 2021 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Declaration of Covenants, Conditions and Restriction for Meadow Brook Corporate Park, dated as of October 17, 1984 and recorded in Book 005, Page 772 in the Office of the Judge of Probate of Shelby County, Alabama; as amended by First Amendment thereto dated March 28, 1988 and recorded in Book 177, Page 269 in the Probate Office, and as further amended by Second Amendment thereto dated June 22, 1993 and recorded as Instrument No. 1993-18243 in said Probate Office.
4. Restrictive Use Agreement by Frank S. Schilleci in favor of Daniel U.S. Properties Limited Partnership II dated December 6, 2011 and recorded on December 26, 2011 in Instrument No. 2011-56555.
5. Assignment of Developer's Rights between Daniel U.S. Properties Limited Partnership II, an Alabama limited partnership and Daniel Realty Company, an Alabama General Partnership, dated December 28, 2001, and recorded on December 28, 2001 in Instrument No. 2001-57231.
6. Notice of Variance by and among Architectural Control Committee of Meadow Brook Corporation Park, an unincorporated association, Daniel U.S. Properties Limited Partnership

- II, an Alabama limited partnership, and Frank S. Schilleci, dated June 24, 1993, and recorded on June 28, 1993 in Instrument No. 1993-18737.
7. Quit claim deed to The Water Works and Sewer Board of the City of Birmingham recorded on December 21, 1993 in Instrument No. 1993-41006.
  8. Right-of-way granted to Southern Bell Telephone and Telegraph Company recorded in Volume 299, Page 703 and Volume 311, Page 432.
  9. Right-of-way Alabama Power Company recorded in Volume 109, Page 490; Volume 112, Page 134 and Volume 146, Page 391.
  10. Easement granted Alabama Power Company recorded in Misc Book 48, Page 880 and Inst. No. 20210305000111810.
  11. License and Easement Agreement by and between Millennial Bank, an Alabama banking corporation, and Southern Care Internal Medicine, P.C., an Alabama Professional corporation, dated September 4, 2020, and recorded September 14, 2020, in Instrument No. 20200914000409950.
  12. Restrictions contained in deed recorded in Inst. No. 20200916000414980.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of April, 2021.



Southern Care Internal Medicine, P.C.  
 By: Amy Lee Illescas  
 Amy Lee Illescas, President

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amy Lee Illescas, whose name as President of Southern Care Internal Medicine, P.C., an Alabama professional corporation, 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 conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22 day of April, 2021.

(SEAL)

Rosemary A. Gilmore  
 Notary Public  
 My Commission Expires October 10, 2022

**Real Estate Sales Validation Form – FORM RT-1**

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

Grantor's Name: Southern Care Internal Medicine, P.C.  
Mailing Address: 2827 Greystone Commercial Blvd.  
Birmingham, AL 35242  
Property Address: 10 Meadowview Drive  
Birmingham, AL 35242

Grantee's Name: Illescas Holdings 2 LLC  
Mailing Address: 2908 N. Woodridge Rd.  
Mtn. Brook, AL 35223  
Date of Sale: April 22, 2021  
Total Purchase Price: \$760,000.00  
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 Section 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 Section 40-22-1 (h).

Date 4/22/2021

Unattested \_\_\_\_\_  
(verified by)

GRANTOR: Southern Care Internal Medicine, P.C.

Sign *Amy Lee Illescas*  
Amy Lee Illescas, President  
(Grantor)



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