

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
1550 West 2nd Street
Gulf Shores, Alabama 36542

SEND TAX NOTICE TO:
Woolley Institute For Spoken-Language &
Education
2305 Montevallo Road
Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Million and 00/100 Dollars **(\$1,000,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **M. Dianne Hamby and Mary D. Hamby as Authorized Trustee of the D.R. Hamby Trust Dated July 13, 2010, as Members of EIRE, LLC, an Alabama limited liability company** (hereinafter Grantor), does hereby grant, bargain, sell and convey unto **Woolley Institute For Spoken-Language & Education** (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 11C-1, according to the Survey of Meadow Brook Corporate Park South, Phase II, Resurvey of Lot 11C, as recorded in Map Book 34, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the non-exclusive right to use the Easement Property (the "Easement Property"), as defined in that certain Easement Agreement dated as of December 6, 2004 (the "Easement Agreement") between Daniel Realty Company, LLC and Meadow Brook North, LLC, a Delaware limited liability company ("Meadow Brook North"), which has been recorded as Instrument No. 20041221000696360, and amended in Instrument No. 2005020400058980 in the Office of the Judge of Probate for Shelby County, Alabama.

NOTE: \$800,000.00 of the above recited consideration was obtained from a purchase money mortgage executed and recorded simultaneously herewith.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation, in addition to the following:

1. Right of Way granted to Alabama Power Company recorded in Book 258, Page 805; Book 258, Page 807; Book 146, Page 391; and Instrument No. 2005, Page 39381 in the Office of the Judge of Probate for Shelby County, Alabama.

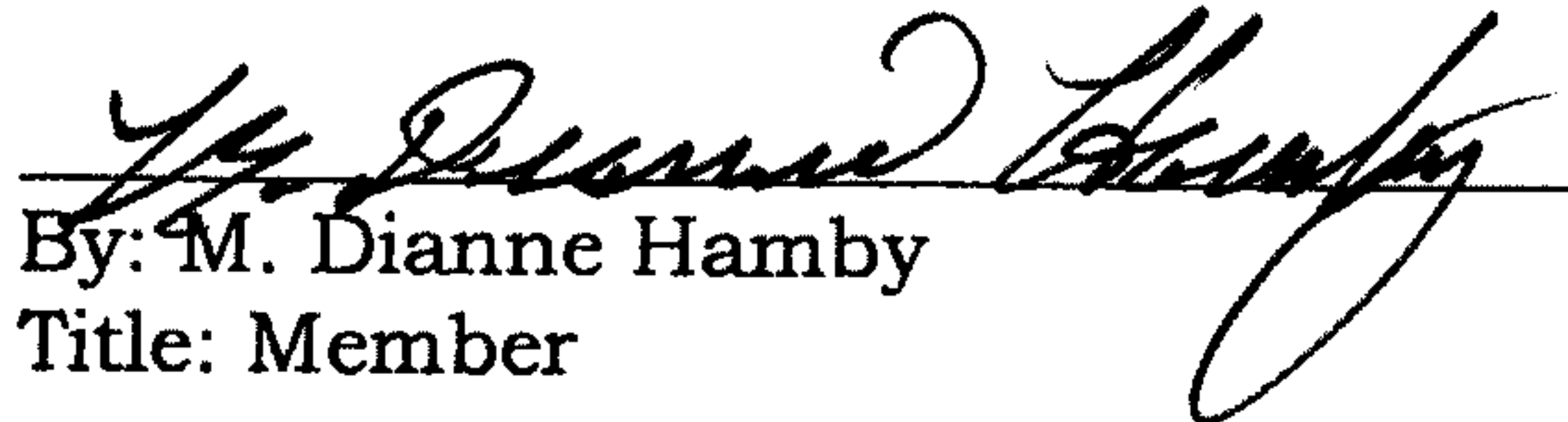
2. Terms and conditions of that certain easement agreement recorded in Instrument No. 20041221000696360, and amended in Instrument No. 2005020400058980, of the Probate Records of Shelby County, Alabama.
3. Agreement with Alabama Power Company recorded in Book 48, Page 880; Book 75, Page 714; Book 75, Page 634; Book 258, Page 807, of the Probate Records of Shelby County, Alabama.
4. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 64, Page 91; and amended in Book 95, Page 826; Book 141, Page 784; Book 177, Page 244; Book 243, Page 453; Book 245, Page 89; Instrument No. 1992-23529; Instrument No. 1995-03028; Instrument No. 1995-04188; Instrument No. 1996-05491; Instrument No. 1996-32318; Instrument No. 1997-30077; Instrument No. 1997-37856; Instrument No. 1998-05588; Instrument No. 1998-41655; Instrument No. 1998-46243; Instrument No. 1999-02935; Instrument No. 20021217000631360; and Instrument No. 20100927000316200, of the Probate Records of Shelby County, Alabama.
5. Easement Agreement between Daniel Realty Company, LLC and Primax Properties, LLC as recorded in Instrument No. 20050204000058990 in the Office of the Judge of Probate for Shelby County, Alabama.
6. Easement Agreement between Meadow Brook North, LLC and Daniel Realty Company, LLC recorded in Instrument No. 20041221000696360 in the Office of the Judge of Probate 20050803000393810 in the Office of the Judge of Probate for Shelby County, Alabama.
7. Minerals reserved in Deed recorded in Book 66, Page 34 in the Office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **GRANTEE**, and Grantee's successors and assigns, forever. **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

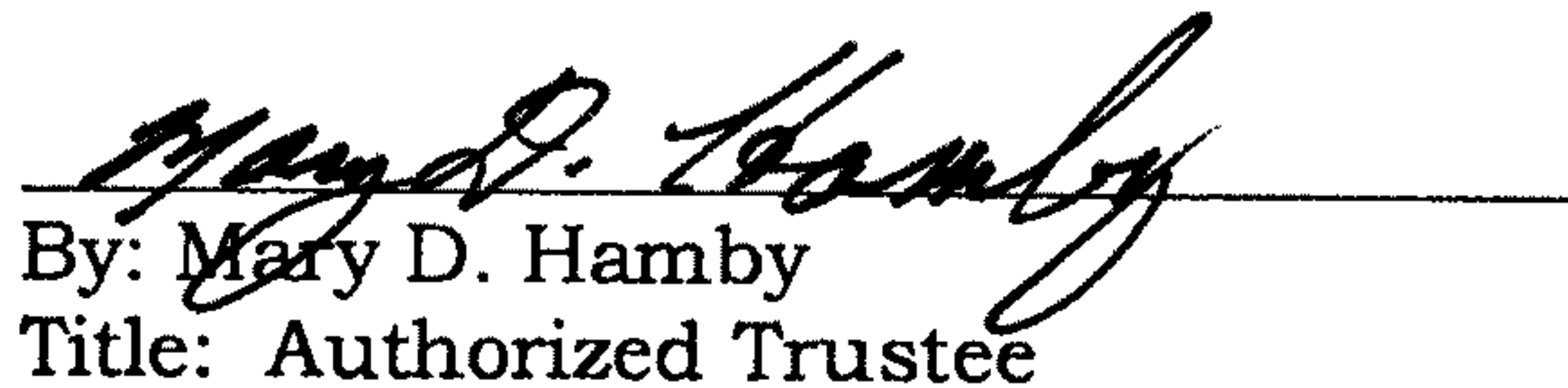
IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set his hand and seal as on this the 3 day of August, 2021.

SIGNATURES ON FOLLOWING PAGE

EIRE, LLC
An Alabama limited liability company


By: M. Dianne Hamby
Title: Member

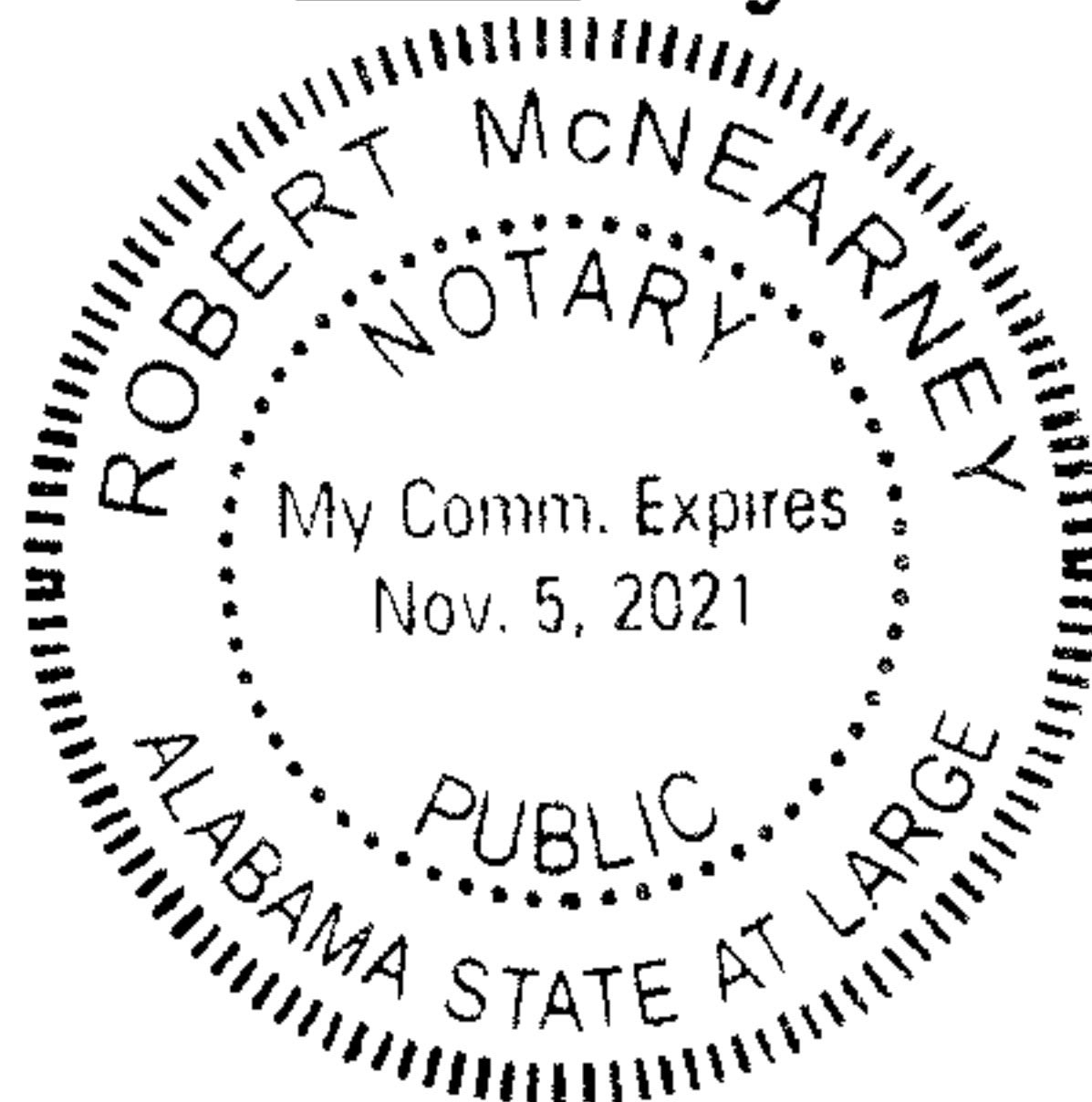
EIRE, LLC
An Alabama limited liability company
By: D.R. Hamby Trust Dated
July 13, 2010, Member

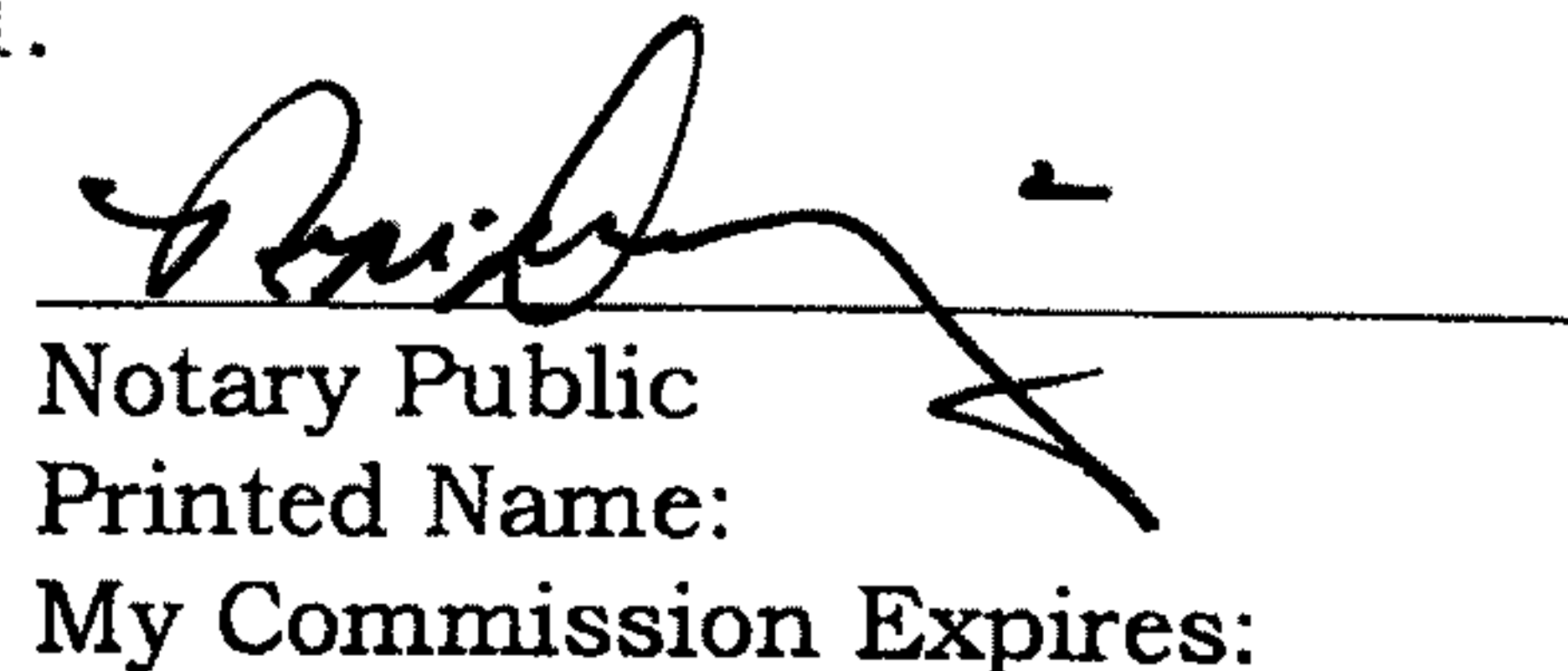

By: Mary D. Hamby
Title: Authorized Trustee

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that M. Dianne Hamby, whose name as Member of EIRE, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents, she executed the same voluntarily on the day the same bears date. Given under my hand this 3 day of August, 2021.

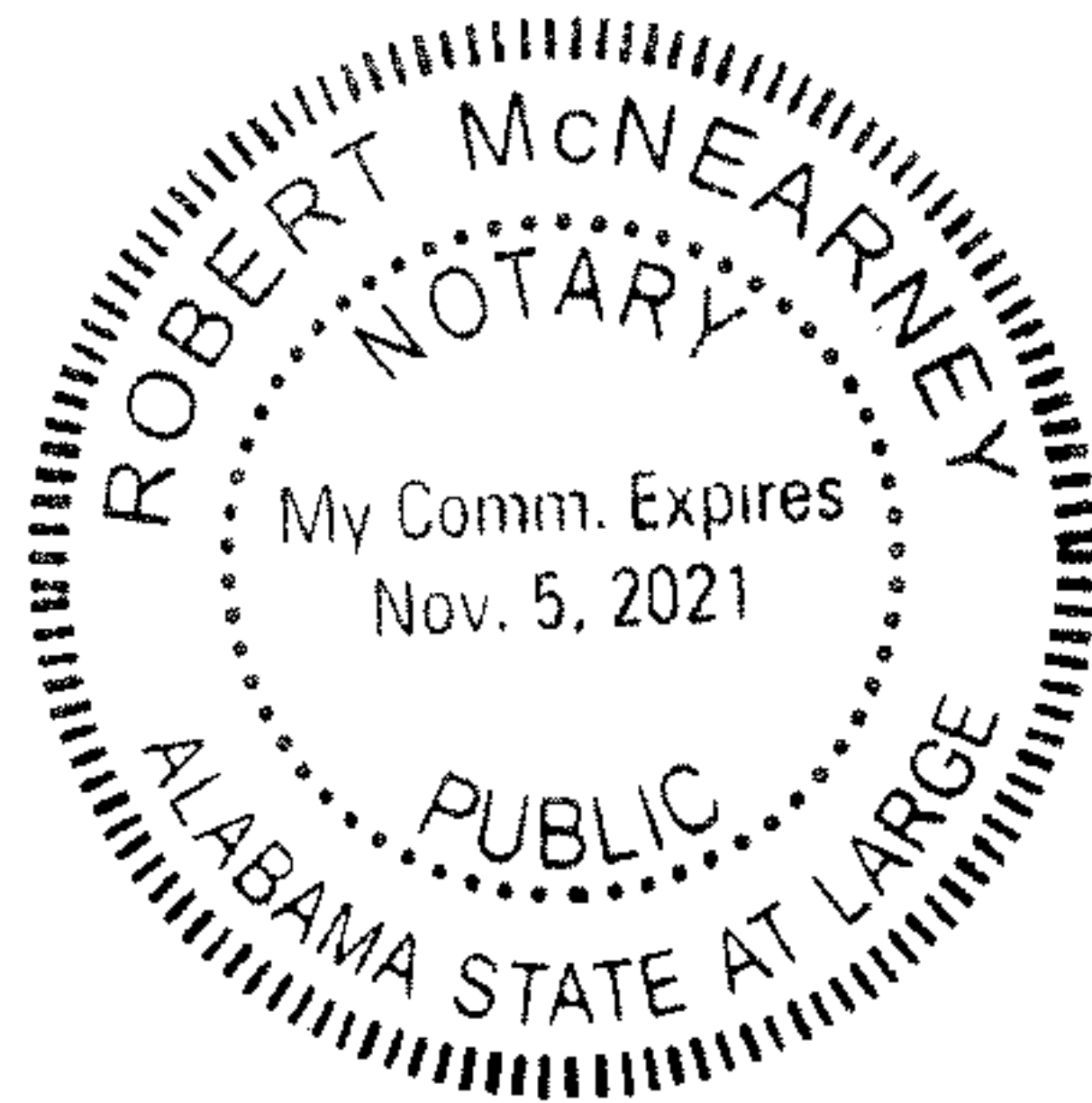


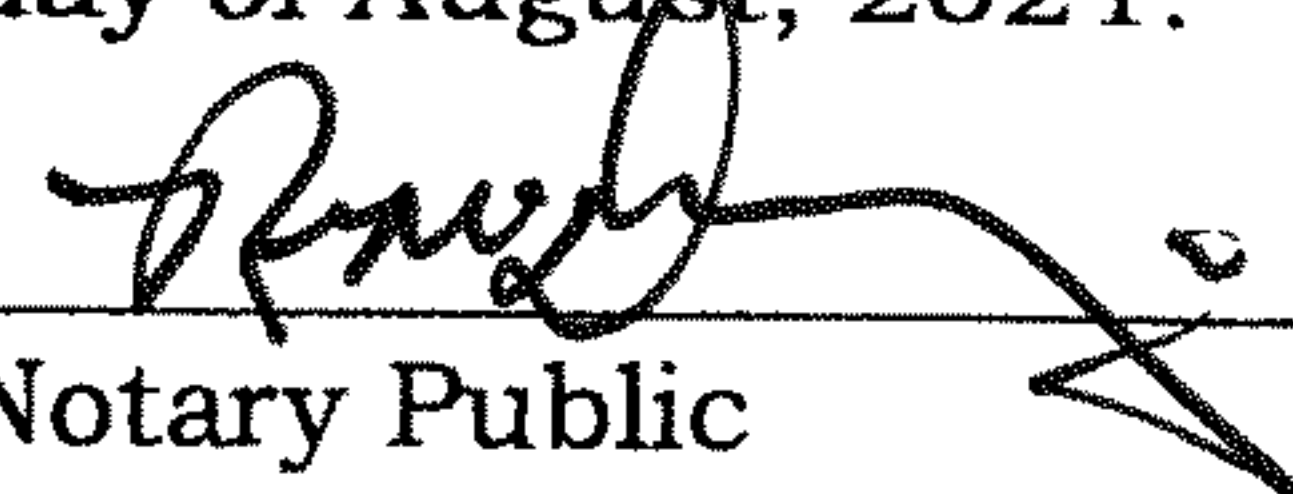

Notary Public
Printed Name:
My Commission Expires:

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary D. Hamby, whose name as Authorized Trustee of D.R. Hamby Trust Dated July 13, 2010, Member of EIRE, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, she, as such Authorized Trustee and with full authority, executed the same voluntarily for and as the act of said limited liability company. Given on this the 3 day of August, 2021.





Notary Public
Printed Name:
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2021 02:04:42 PM
\$236.00 CHERRY
20210804000378220

Ann S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name EIRE, LLC

Grantee's Name Woolley Institute For Spoken-
Language & Education, an Alabama
Non-Profit Corporation

Mailing Address 400 Corporate Parkway
Hoover, AL 35242

Mailing Address 2305 Montevallo Road
Birmingham, AL 35223

Property Address 400 Corporate Parkway
Hoover, AL 35242

Date of Sale August 03, 2021
Total Purchase Price \$1,000,000.00

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
 X 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 of 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 8/2/21

Print EIRE, LLC

Unattested

Sign

(verified by)

May D. L...
(Grantor/Grantee/Owner/Agent) circle one