



20211014000500980 1/5 \$34.00
 Shelby Cnty Judge of Probate, AL
 10/14/2021 01:45:13 PM FILED/CERT

County Division Code: AL040
 Inst. # 2021118050 Pages: 1 of 5
 I certify this instrument filed on
 10/12/2021 2:32 PM Doc: D
 Judge of Probate
 Jefferson County, AL.

Clerk: ABROMSL

Send tax notice to:
 City of Vestavia Hills, Alabama
 1032 Montgomery Highway
 Vestavia Hills, Alabama 35216

This instrument prepared by:
Title Not Examined or Reviewed
 Stephen R. Monk
 Bradley Arant Boult Cummings LLP
 One Federal Place
 1819 Fifth Avenue North
 Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
 COUNTIES OF JEFFERSON AND SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid to **BR-4, LLC**, an Alabama limited liability company, successor by merger to **AVCC, LLC**, an Alabama limited liability company ("Grantor"), by **CITY OF VESTAVIA HILLS, ALABAMA**, an Alabama municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate (the "Property") located in Jefferson and Shelby Counties, Alabama, and more particularly described on *Exhibit A* attached hereto.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the exceptions, reservations, and matters shown on *Exhibit B* attached hereto.

[SIGNATURE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 5th
day of October, 2021.

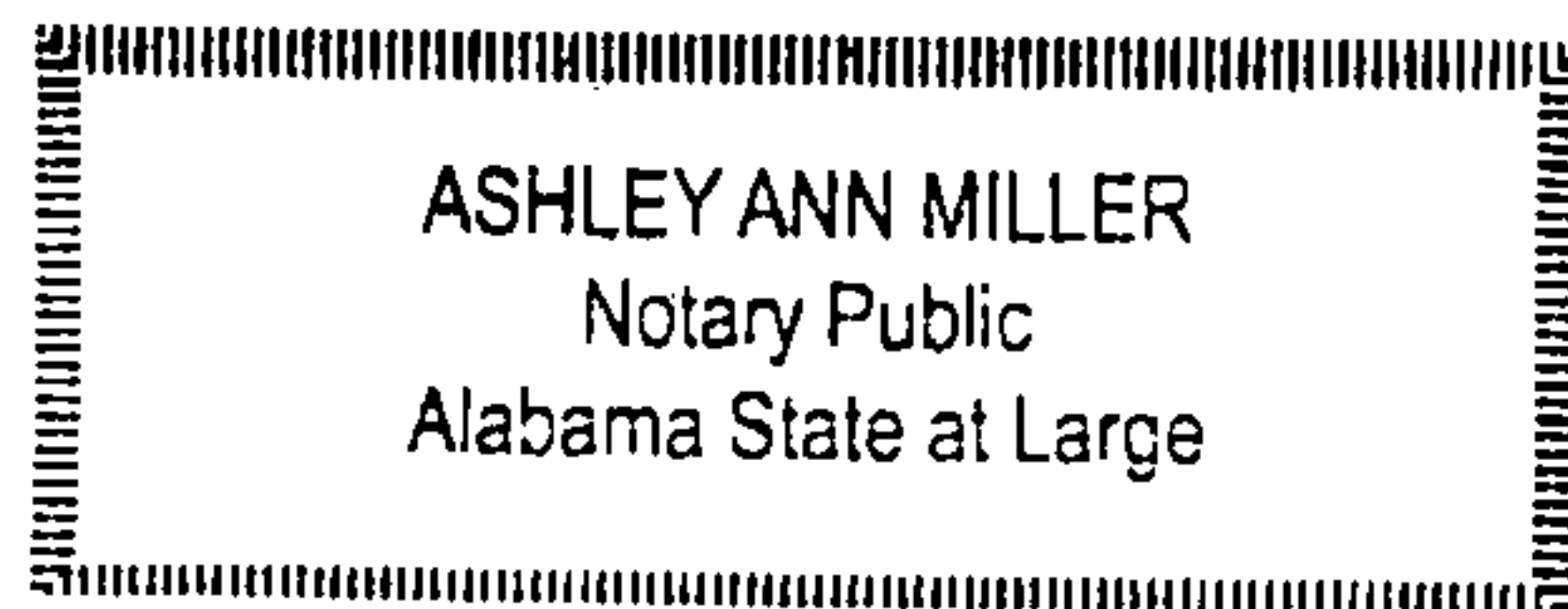
BR-4, LLC, an Alabama limited liability company,
successor by merger to AVCC, LLC, an Alabama
limited liability company

By: [Signature]
Printed Name: J. Brooks Harris
Title: MEMBER

STATE OF ALABAMA)
 :
COUNTY OF Shelby)

I, the undersigned, a notary public in and for said county in said state, hereby certify that
BROOKS HARRIS, whose name as MEMBER of BR-4, LLC, an
Alabama limited liability company, successor by merger to AVCC, LLC, an Alabama limited
liability company, is signed to the foregoing Deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of said Deed, he, as such
MEMBER and with full authority, executed the same voluntarily for and as the act
of said limited liability company.

Given under my hand and seal on the 5 day of October, 2021.



[NOTARIAL SEAL]

[Signature]
Notary Public

My commission expires: My Commission Expires
January 26, 2022



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EXHIBIT A

The Property

A parcel of land situated in the SE 1/4 of Section 33, Township 18 South, Range 2 West, Jefferson County, Alabama and the NE 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SW corner of Lot 18 of Altadena Ridge as recorded in Map Book 244 Page 26 in the Office of the Judge of Probate in Jefferson County and Map Book 47 Page 31A & B in the Office of the Judge of Probate in Shelby County, Alabama; thence S 81°28'37" E along the south line of Lot 18 a distance of 177.14 feet to the SW corner of Lot 17; thence N 48°39'24" E along the southeast line of Lot 17 a distance of 118.52 feet to the southernmost corner of Lot 16; thence N 18°24'02" E along the southeast line of Lot 16 a distance of 63.56 feet to the southernmost corner of Lot 15; thence N 13°28'02" E along the southeast line of Lot 15 a distance of 65.78 feet to the southernmost corner of Lot 14 and a point on the southwest line of a proposed resurvey of Lots 13 and 14; thence S 52°33'52" E along the southwest line of Lot 14A of the proposed resurvey a distance of 23.00 feet to the southernmost corner of Lot 14A of the proposed resurvey; thence N 37°37'28" E along the southeast line of Lot 14A of the proposed resurvey a distance of 59.35 feet to the southernmost corner of Lot 13A of the proposed resurvey; thence N 39°32'09" E along the southeast line of Lot 13A of the proposed resurvey a distance of 49.93 feet to the easternmost corner of Lot 13A of the proposed resurvey; thence N 43°27'13" W along the northeastern line of Lot 13A of the proposed resurvey a distance of 23.17 feet to the southernmost corner of Lot 12; thence N 46°27'10" E along the southeast lines of Lots 4 through 12 a distance of 575.39 feet to the southernmost corner of Lot 3; thence N 39°08'32" E along the southeast line of Lot 3 a distance of 73.08 feet to the southernmost corner of Lot 2; thence N 34°28'49" E along the southeast line of Lot 2 a distance of 73.09 feet to the southernmost corner of Lot 1 and Lot 1A of a proposed resurvey of Lot 1; thence N 26°45'12" E along the southeast line of Lot 1 and Lot 1A and Common Area A of the proposed resurvey a distance of 131.47 feet to a point on the southwest right of way of Lakeland Trail, said point also being on a curve to the left having a central angle of 20°36'09" and a radius of 466.18 feet, said curve subtended by a chord bearing S 27°24'24" E and a cord distance of 166.73 feet; thence leaving said subdivisions, along said right of way and along said curve a distance of 167.63 feet to a point; thence S 42°47'35" W leaving said right of way a distance of 1234.55 feet to a point; thence N 47°16'54" W a distance of 233.68 to the POINT OF BEGINNING. Said parcel of land contains 3.44 acres, more or less.



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EXHIBIT B

Title Exceptions

1. Ad valorem taxes for 2022 and subsequent years.
2. Title to all minerals and subsurface interests within and underlying the premises which have been previously conveyed or otherwise severed from the surface, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, it being the intention of Grantor to convey to Grantee, without warranty, only such mineral and subsurface interests to which Grantor has title, if any.
3. All matters of record in the Office of the Judge of Probate of Jefferson County and Shelby County, Alabama.
4. All matters which would be revealed by an accurate survey or inspection of the Property.



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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:
BR-4, LLC, successor by merger to
AVCC, LLC

Grantee's Name:
City of Vestavia Hills, Alabama

Mailing Address:
3112 Bluelake Drive, #100
Birmingham, Alabama 35243

Mailing Address:
1032 Montgomery Highway
Vestavia Hills, Alabama 35216

Property Description:
See "Exhibit A" to Statutory Warranty
Deed

Date of Sale: October __, 2021

Total Purchase Price	\$226,910.00
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

Tax Assessor's Records (Shelby and Jefferson)

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: _____, 2021

Print: BR-4, LLC, successor by merger to AVCC, LLC

Unattested

Signed By:

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1