

THIS INSTRUMENT PREPARED BY:

Roy L. Kaufmann, Esq.  
Jackson & Campbell, P.C.  
2300 N Street, N.W.  
Suite 300  
Washington, D.C. 20037

SEND TAX NOTICES TO:

Betre 6 Management, LLC  
50 Commerce Drive  
Pelham, Alabama 35124  
Attn.: Mr. Robert Reuse

STATE OF Virginia )  
COUNTY OF Arlington )

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered as of the 26 day of October, 2021, by BARCROFT TERRACE, INCORPORATED, a Virginia corporation, with an address of 1005 N. Glebe Road, Suite 210, Arlington, Virginia 22201 (hereinafter, "Grantor"), to and in favor of BETRE 6 MANAGEMENT, LLC, an Alabama limited liability company, with an address of 50 Commerce Drive, Pelham, Alabama 35124 (hereinafter, "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee certain real estate located at 300 Riverchase Parkway East, Hoover, Alabama 35244, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to all zoning ordinances, easements, and restrictions of record affecting the Property and subject to all mineral and mining rights not owned by Grantor.

TO HAVE AND TO HOLD, to said Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property and that Grantor has a good right to sell and convey the same as aforesaid.

[Signature and Notary on Next Page]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

BARCROFT TERRACE, INCORPORATED,  
a Virginia corporation

By: *Mark W. Walters*  
Mark W. Walters,  
President

STATE OF Virginia  
COUNTY OF Stafford

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark W. Walters, as President of BARCROFT TERRACE, INCORPORATED, a Virginia corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 26 day of October, 2021.

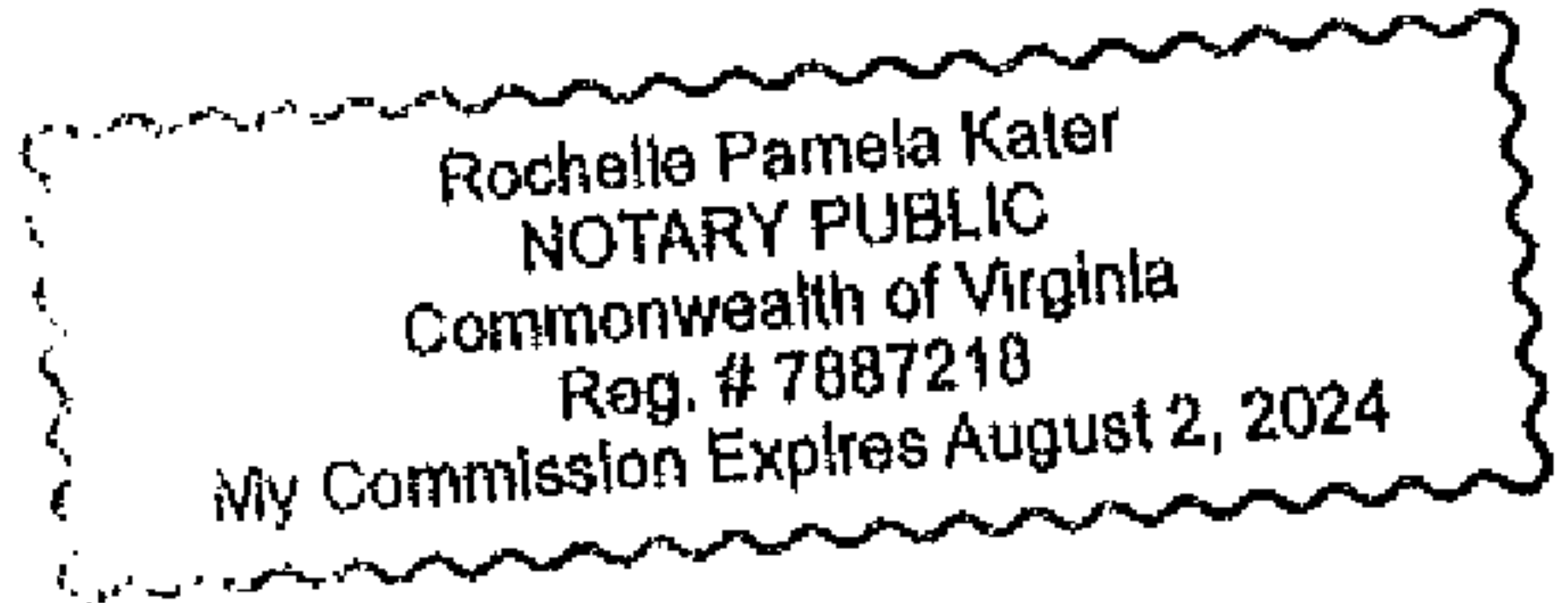
*Rochelle Pamela Kater*  
Notary Public

[NOTARY SEAL]

My Commission Expires: Aug 2, 2024

Attachment

Exhibit A – Legal Description



**EXHIBIT A**LEGAL DESCRIPTION  
Tax Map Parcel ID 10-4-19-0-001-001.020

Part of the SE 1/4 of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the South east corner of the NE 1/4 of the SE 1/4 of Section 19, run in a Northerly direction along the East line of said 1/4 - 1/4 section for a distance of 283.46 feet; thence turn an angle to the left 90° and run in a Westerly direction for a distance of 729.70 feet; thence turn an angle to the left of 40° 23' 12" and run in a Southwesterly direction for a distance of 262.29 feet; thence turn an angle to the right of 30°38' 09" and run in a Westerly direction for a distance of 303.59 feet, more or less, to an existing iron pin; thence turn an angle to the right of 92° 43' 07" and run in a Northerly direction along the West line of the Gaskill Property for a distance of 15.25 feet to an existing iron pin; thence turn an angle to the left of 100° 21' 38" and run in a Southwesterly direction for a distance of 358.16 feet to an existing iron pin; thence turn an angle to the left of 4° 20' and run in a Westerly direction for a distance of 130.27 feet to an existing iron pin; thence turn an angle to the right of 3° 00' and run in a Westerly direction for a distance of 250.17 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 428.07 feet to an existing iron pin being on the curved East right of way line of Riverchase Parkway East as shown on the recorded plat in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, page 28; thence turn an angle to the left and run in a Southerly direction along the arc of said curve (curve being concave in an Easterly direction, having a radius of 503.67 feet, a central angle of 52° 20' 36" and a left deflection angle to tangent from last 428.13 foot line of 70° 09' 23") and also being said East right of way line for the distance of 460.13 feet to a point of compound curve; said second curve being concave in a Northerly direction and having a radius of 25.00 feet and a central angle of 91° 55' 54", thence turn an angle to the left and run along the arc of said curve for a distance of 40.11 feet to the end of said curve; thence run in a Northeasterly direction along a line tangent to the end of said curve and also being in the North right of way line of Parkway Office Circle as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, page 175 for a distance of 62.26 feet to a point of curve; said curve being concave in a Southerly direction and having a central angle of 48° 30' and a radius of 350 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 296.27 feet to the end of said curve; thence turn an angle to the left and run in a Northerly direction for a distance of 362.88 feet, more or less, to the point of beginning.

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Barcroft Terrace, Incorporated</u>	Grantee's Name	<u>Betre 6 Management, LLC</u>
Mailing Address	<u>1005 N. Glebe Road, Suite 201</u> <u>Arlington, Virginia 22201</u>	Mailing Address	<u>50 Commerce Drive</u> <u>Pelham, Alabama 35124</u>
Property Address	<u>300 Riverchase Parkway East</u> <u>Hoover, Alabama 35244</u>	Date of Sale	<u>November 1, 2021</u>
		Total Purchase Price	<u>\$3,550,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
  Appraisal  
 Sales Contract
  Other \_\_\_\_\_  
 Closing Statement

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: October 26, 2021

BARCROFT TERRACE, INCORPORATED, a Virginia corporation

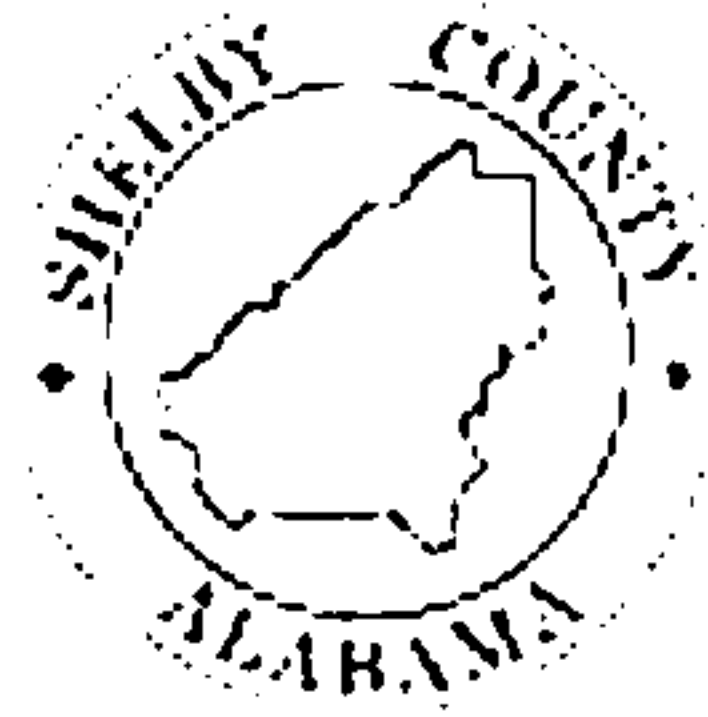
Print: Mark W. Walters, President

         Unattested

*Diana Kelly*  
(verified by)

Sign: *Mark W. Walters*  
Grantor/Grantee/Owner/Agent (circle one)

**Form RT-1**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2021 10:51:37 AM  
\$434.00 CHARITY  
20211102000529410**

*Allie S. Boyd*