

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
JOHN A. TAYLOR, ESQ.
FASSETT, ANTHONY & TAYLOR, P.A.
1325 W. Colonial Drive
Orlando, FL 32804
6096-5030 (kc)

AFFIDAVIT ESTABLISHING LIMITED LIABILITY IDENTITY AND AUTHORITY

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **MURRAY MARSHALL GRAHAM, III** ("Affiant"), who, upon being first duly sworn, deposes and says:

1. That he is over the age of eighteen (18) years and has personal knowledge of the facts stated herein, and he is familiar with the nature of an oath and with the penalties as provided in the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this Affidavit and understands its contents.

2. That he is the **Manager of 187 CAHABA VALLEY PARKWAY, LLC, a Florida limited liability company.**

3. That **187 CAHABA VALLEY PARKWAY, LLC, a Florida limited liability company**, was organized on October 5, 2021, and is currently an active and ongoing limited liability company, and the conveyance and mortgage are in the ordinary course of business.

4. That **187 CAHABA VALLEY PARKWAY, LLC, a Florida limited liability company**, nor any of its Members, have been a debtor in any bankruptcy proceeding during the existence of the limited liability company.

5. That **187 CAHABA VALLEY PARKWAY, LLC, a Florida limited liability company**, has not been dissolved.

6. That **REGIONS BANK** has agreed to make a loan to **187 CAHABA VALLEY PARKWAY, LLC, a Florida limited liability company**, in the original principal sum of **SIX HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$660,000.00)**, encumbering the property described on the attached Exhibit "A".

7. That MURRAY MARSHALL GRAHAM, III has authority in his official capacity as the Manager of 187 CAHABA VALLEY PARKWAY, LLC, a Florida limited liability company, to execute all documents normal and usual in the process of negotiating and closing of the loan and real estate transaction on behalf of 187 CAHABA VALLEY PARKWAY, LLC, a Florida limited liability company, such documents including but not limited to Contracts, Deeds, Closing Statements, Notes, Mortgages, Resolutions and Affidavits.

FURTHER AFFIANT SAYETH NAUGHT.


MURRAY MARSHALL GRAHAM, III

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization this **15th** day of **November, 2021**, by **MURRAY MARSHALL GRAHAM, III**, who has produced his driver's license as identification.

My commission expires:


Signature of Notary Public

(Notary Seal)

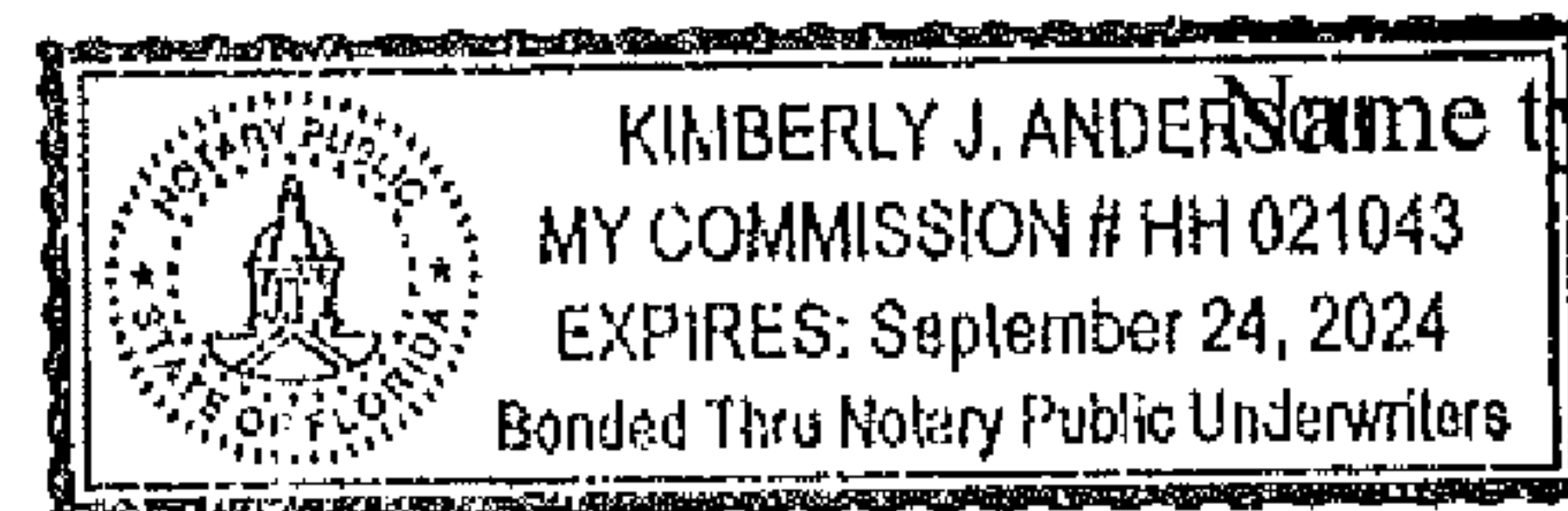


EXHIBIT "A"

Part of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate, Shelby County, Alabama. Being situated in Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the centerline point of Curve Station 28 + 99.46 of Cahaba Valley Parkway; thence run Easterly along the centerline of said Cahaba Valley Parkway for 114.92 feet; thence 90 degrees 00 minutes 00 seconds right and run Southerly for 30.00 feet to a point at the Northwest corner of the D. L. Action Site, said point being on the South right of way line of said Cahaba Valley Parkway and also being the Point of Beginning of the property herein described; thence continue Southerly along the last described course and along the East property line of said D. L. Action Site for 225.00 feet; thence 90 degrees 00 minutes 00 seconds left and run Easterly along the South line of said Block One for 200.0 feet; thence 90 degrees 00 minutes 00 seconds left and run Northerly for 225.00 feet to a point on the South line of said Cahaba Valley Parkway; thence 90 degrees 00 minutes 00 seconds left and run Westerly along the said right of way line for 200.00 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2021 08:35:03 AM
\$28.00 CHERRY
20211118000555040

Allen S. Bayl