

Prepared By and Return To:
Matthew Q. Tompkins
Rosen Harwood, P.A.
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, AL 35403-2727


20220128000039990 1/4 \$6016.00
Shelby Cnty Judge of Probate, AL
01/28/2022 11:22:14 AM FILED/CERT

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

LIMITED (STATUTORY) WARRANTY DEED

THIS INDENTURE is made as of January 27, 2022, between **Cahaba Park, LLC**, a Florida limited liability company (referred to as "Grantor"), **Highland Office Properties, LLC**, an Alabama limited liability company and **Henry Family Properties, LLC**, an Alabama limited liability company, as tenants in common, (collectively referred to as "Grantees").

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant unto Grantees that certain real property, and all appurtenances thereto, situated and being in the County of Shelby, Alabama, more particularly described as follows:

See Exhibit "A"

TO HAVE AND TO HOLD, the aforesaid real estate, together with all the appurtenances and hereditaments thereunto, belonging or in anywise appertaining unto Grantor its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantees that Grantor is lawfully seized in fee of the afore described real estate; that Grantor has a good right to sell and convey the same; and that the same is unencumbered except for those matters appearing of record in the records of the Judge of Probate of Shelby County, Alabama. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title of the said property to Grantees, their successors and assigns, against all lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

Ad valorem taxes attributable to the subject property for the current year shall be pro-rated by and between the Grantor and Grantees as of the effective date hereof and possession is given with delivery of this Deed.

Shelby County, AL 01/28/2022
State of Alabama
Deed Tax: \$5985.00

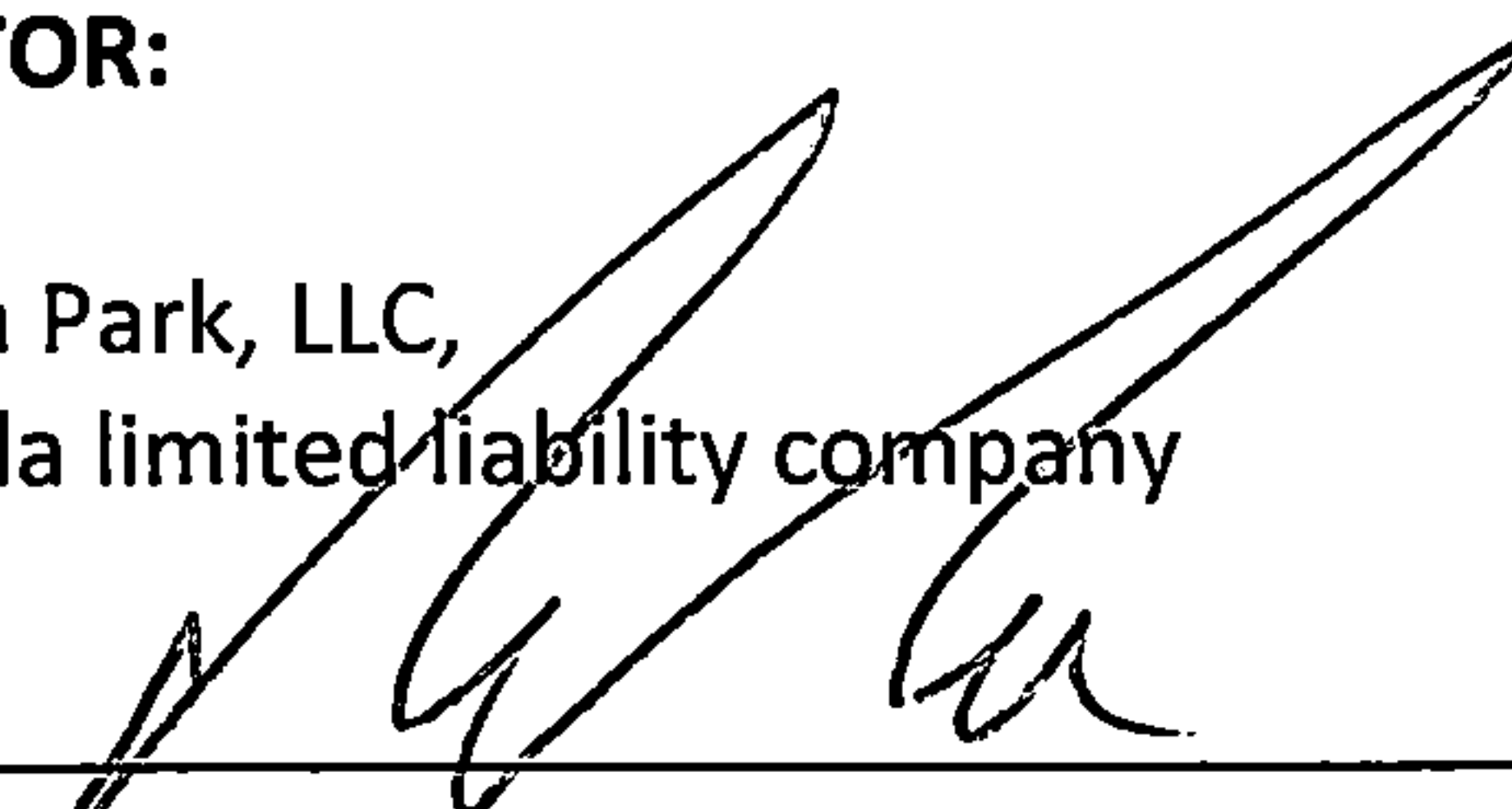


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WITNESS THE EXECUTION of this instrument as of the _____ day of January, 2022.

GRANTOR:

Cahaba Park, LLC,
a Florida limited liability company

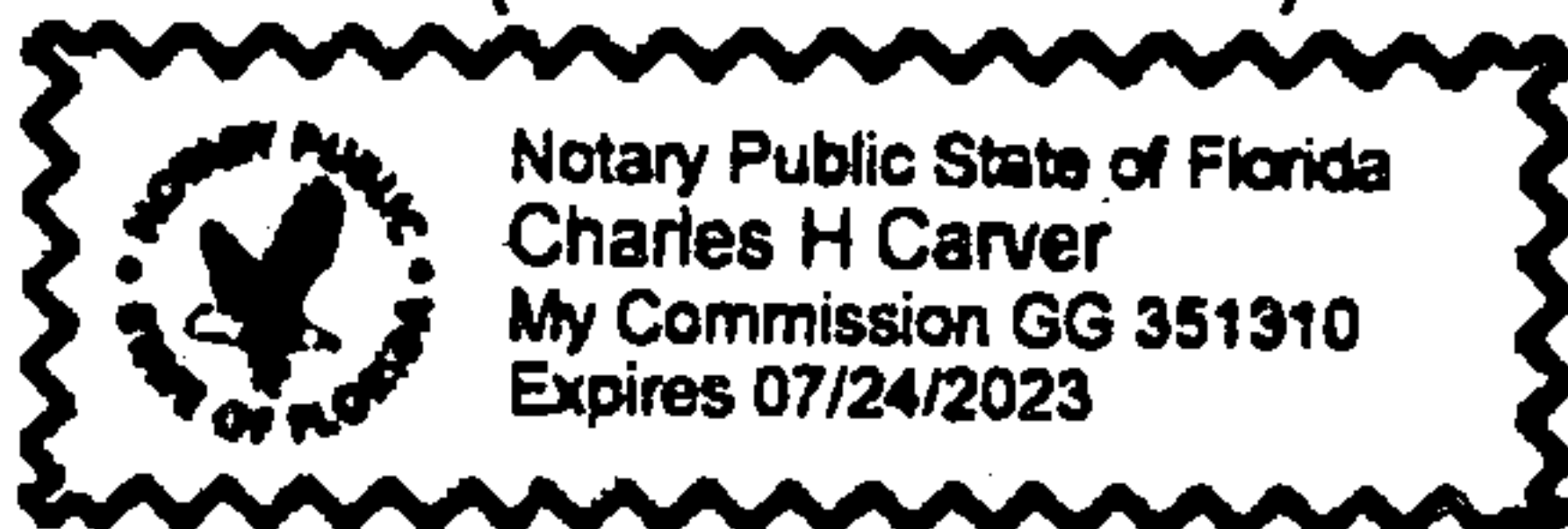


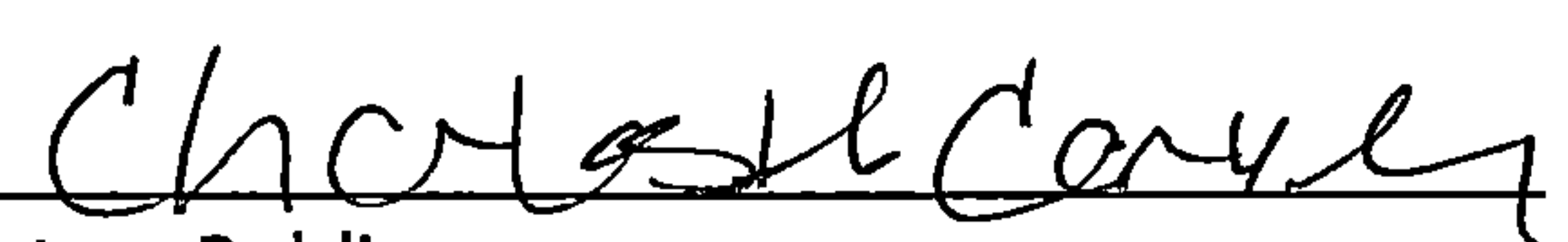
By: Bruce D. Burdge
Its: Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2022, by Bruce D. Burdge, as Manager of Cahaba Park, LLC, a Florida limited liability company, on behalf of the company, who either ☒ is personally known to me, or ☐ has produced _____ driver's license as identification.

(NOTARIAL SEAL)





Notary Public

Print or Stamp Name: Charles H. Carver

My serial number: GG 351310



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EXHIBIT A

Lot 12, according to the Survey of Cahaba Park South, as recorded in Map Book 9, page 164, in the Office of Shelby County, Alabama.

Lot 13-A, according to the Survey of Cahaba Park South, Resurvey No. 1, as recorded in Map Book 12, page 53, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Cahaba Park, LLC
Mailing Address c/o Arcis Investments, Inc.
2908 Bay to Bay Blvd
Tampa, Florida 33629

Grantee's Name Highland Properties, LLC
Mailing Address Henry Family Properties, LLC
1901 8th Ave
Tuscaloosa, AL 35401

Property Address 200 and 300 Cahaba Park Circle West

Date of Sale January 27, 2022
Total Purchase Price \$ 5,985,000.00
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 ☐ 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 _____

Print Matthew D. Tompkins

☐ Unattested



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Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1