



20220314000104240 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/14/2022 11:07:57 AM FILED/CERT

Prepared by:
Andrew Ward, Esquire
Byrd Campbell, P.A.
180 Park Avenue, North
Winter Park, FL 32789

Return to:
Cross Development CC Pelham, LLC
4336 Marsh Ridge Road,
Carrollton, Texas 75010

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS WARRANTY DEED made as of this 9 day of March 2022, by and between **Pelham Professional Buildings, LLC**, an Alabama limited liability company, having an address at 400 Hillwood Park S. Alabaster, Alabama 35007 (“Grantor”), and **CROSS DEVELOPMENT CC PELHAM, LLC**, a Texas limited liability company, having an address at 4336 Marsh Ridge Road, Carrollton, Texas 75010 (“Grantee”).

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, convey with warranty covenants, and grant unto said Grantee and Grantee’s respective successors and assigns forever the following described real property in the City of Pelham, County of Shelby, State of Alabama, to-wit:

See Exhibit “A” attached hereto and made a part hereof.

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and rights of homestead.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, in fee simple, forever.

AND the Grantor, for itself, its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that it is seized of an indefeasible estate, in fee simple, in and to said property, that Grantor is in peaceful possession thereof and it has a perfect right to sell and convey the same, that said property is free and clear from any and all encumbrances, except to those matters, listed on Exhibit “B” attached hereto and made a part hereof, and that it does hereby WARRANT and WILL FOREVER DEFEND the title of said property against the lawful claims of all persons whomsoever.



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IN WITNESS WHEREOF, this Warranty Deed has been executed as of the date first above written.

**Pelham Professional Buildings, LLC, an
Alabama limited liability company**

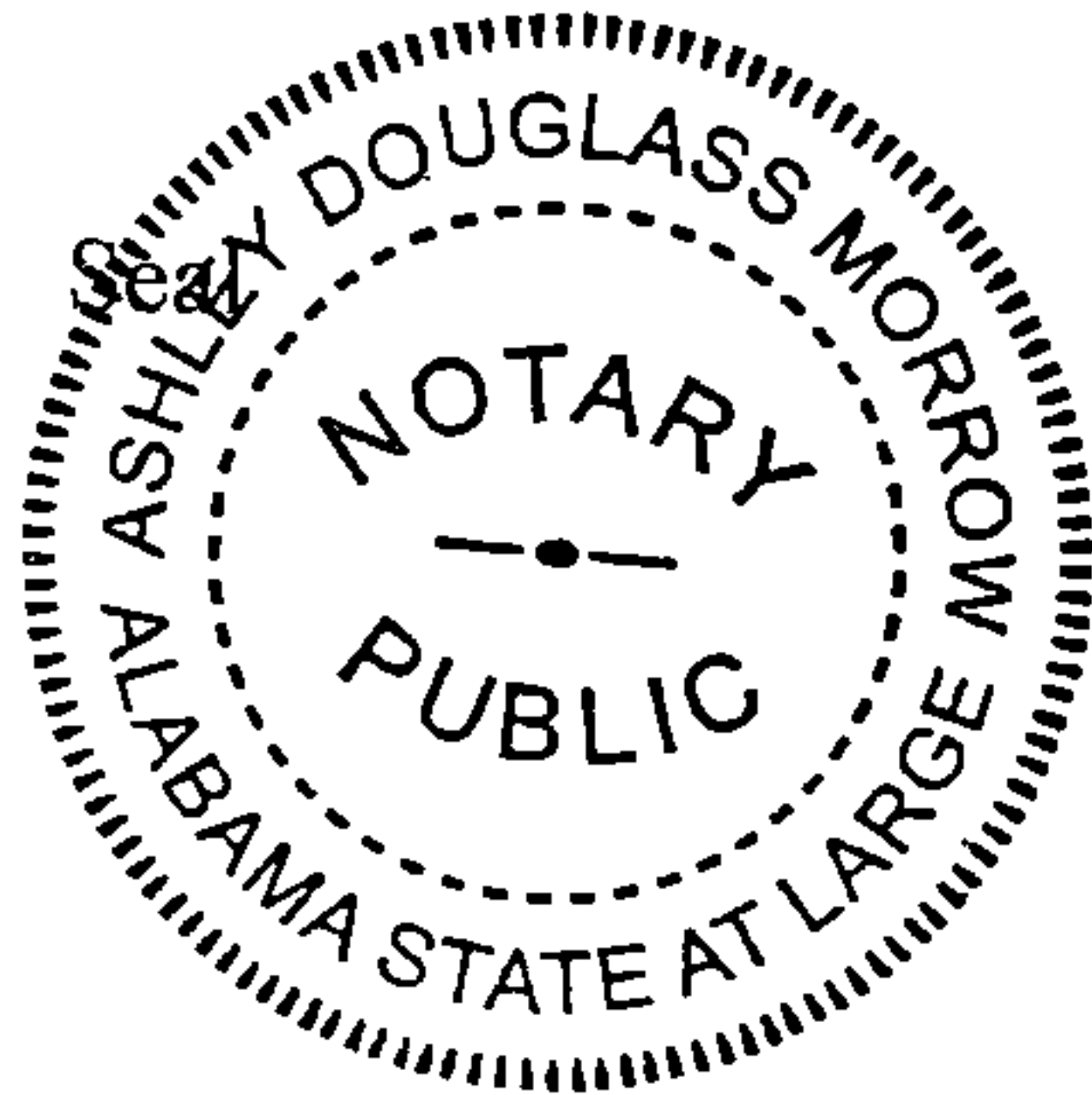
By: *Kenneth M. Graves*, Member
Kenneth M. Graves, Member

By: *Guy Rosenstiel*
Guy Rosenstiel, Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby states that **Kenneth M. Graves** and **Guy Rosenstiel**, the **Members** of **Pelham Professional Buildings, LLC**, an Alabama limited liability company, whose names are signed to the foregoing instrument, and who are known to me or produced a current _____ driver's license as identification, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 8th day of March, 2022.



Ashley D. Morrow
NOTARY PUBLIC
My Commission Expires:

My Commission Expires
December 16, 2024

EXHIBIT "A"
LEGAL DESCRIPTION




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Lot 1-A, according to the Resurvey of Lots 1 & 2, Circle I Business Complex, Phase 2 as recorded in Map Book 55, Page 60 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH those easement rights set out in Declaration of Protective Covenants for Circle I Business Complex as recorded in Instrument 20070416000174630, First Amendment to Declaration as recorded in Instrument 20070719000338340, Second Amendment to Declaration as recorded in Instrument 20090515000183390 in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"
Permitted Exceptions


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1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. 50 foot ingress/egress drainage and utility easement set forth in subdivision plat recorded in Map Book 38, page 132, Shelby County Records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. 50' Ingress/Egress Easement that affects the South boundary of Lot 2 as shown by map recorded in Map Book 38, page 132, in the Probate Office of Shelby County, Alabama.
5. Reservation of ingress/Egress and Utilities easement, Restrictions and Rights of others in and to the use of easement as recorded in Instrument 20070719000338350 in the Probate Office of Shelby County, Alabama.
6. Right of way to Postal Telegraph and Cable Company as recorded in Deed Volume 80, page 40, in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants for Circle I Business Complex as recorded in Instrument 20070416000174630, First Amendment to Declaration as recorded in Instrument 20070719000338340, Second Amendment to Declaration as recorded in Instrument 20090515000183390, 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 Pelham Professional Buildings, LLC
Mailing Address 400 Hillwood Park S.
Alabaster, AL 35007

Grantee's Name Cross Development CC Pelham, LLC
Mailing Address 4336 Marsh Ridge Rd.
Carrollton, TX 75010

Property Address 2551 & 2661 Pelham Pkwy.
Pelham, AL 35124

Date of Sale March 9, 2022
Total Purchase Price \$675,000.00
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
- 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 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 2/10/22

Print: Steve Rumsey

Unattested



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Sign: _____

[Signature]
Grantor/Grantee/Owner/Agent (circle one)
Form RT-1