

This instrument was prepared by and upon recording should be returned to:  Gail Livingston Mills, Esq. BURR & FORMAN LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 (205) 251-3000	Send Tax Notice To:  DS Properties, LLC 319C AL Highway 75 North Albertville, Alabama 35951
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STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Four Hundred Twenty-Five Thousand and No/100 Dollars (\$425,000.00) and other good valuable consideration to **CALERA COMMONS LLC**, an Alabama limited liability company (“Grantor”), in hand paid by **DS PROPERTIES, LLC**, an Alabama limited liability company (“Grantee”), Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee the following real estate situated in Shelby County, Alabama (the “Property”), to wit:

Lot 8-A-2, according to a Resurvey of Lots 8-A and 13-A of a Resurvey of Lots 4, 8 and 13 of a Resurvey of Lot 2, Limestone Marketplace Subdivision, recorded in Map Book 56, Page 21 in the Office of the Judge of Probate of Shelby County, Alabama.

The Property is being conveyed subject to the exceptions set forth in Exhibit A attached hereto and made a part hereof (the “Permitted Encumbrances”).

**TOGETHER WITH** all improvements situated thereon or attached thereto, and all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

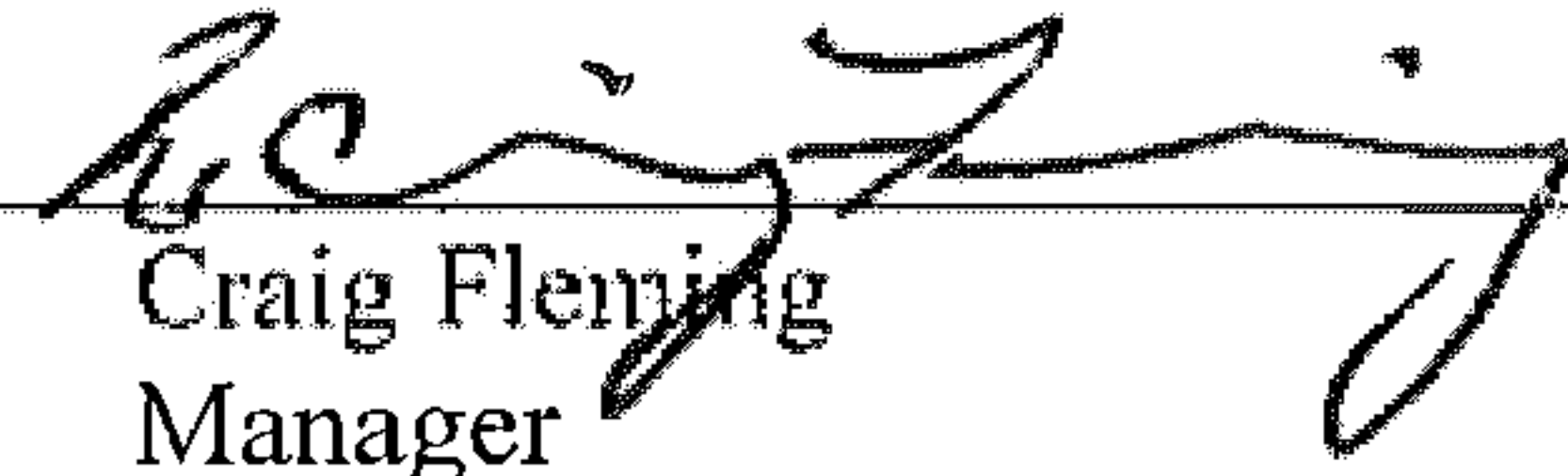
**TO HAVE AND TO HOLD** the Property unto the Grantee and the Grantee’s successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

**IN WITNESS WHEREOF**, Grantor has executed this Deed as of May 13, 2022.

[Remainder of Page Intentionally Blank]

**GRANTOR:**

**CALERA COMMONS LLC,**  
an Alabama limited liability company

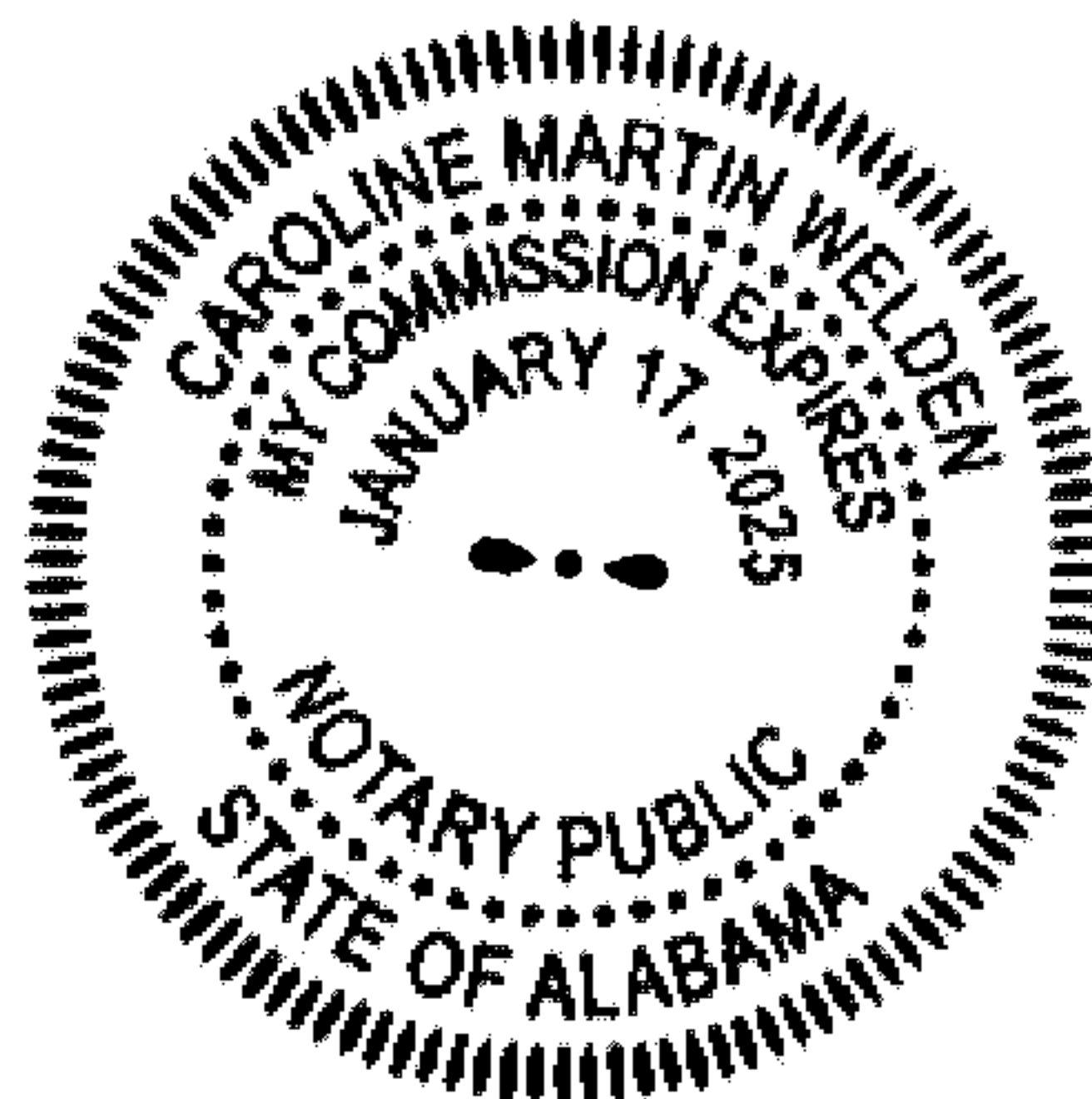
BY:   
Craig Fleming  
Manager

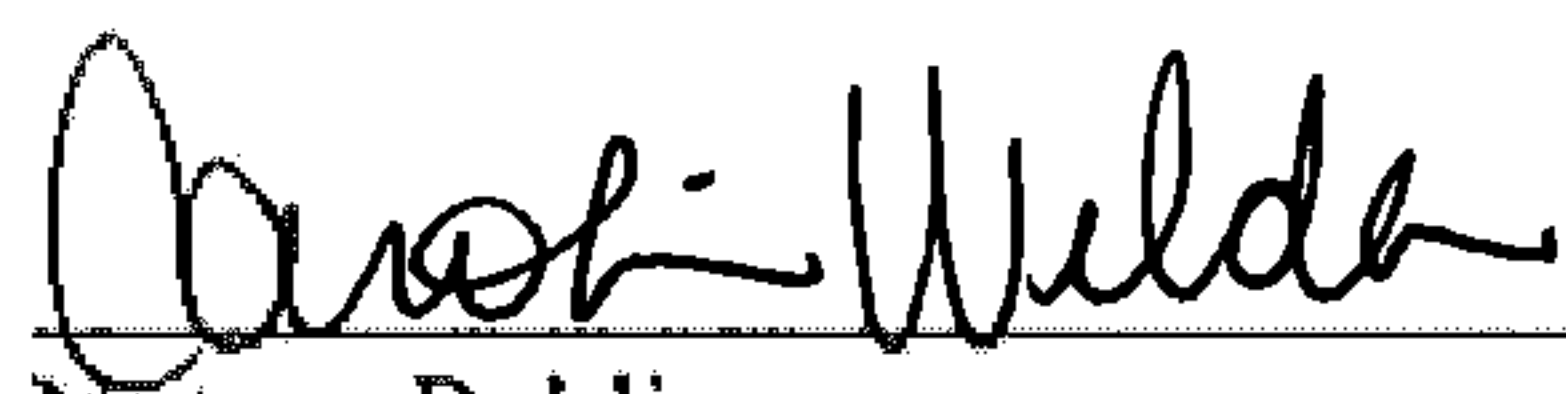
**STATE OF ALABAMA                    )**  
**COUNTY OF JEFFERSON            )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Craig Fleming, whose name as Manager of **CALERA COMMONS LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 10 day of May, 2022.

[NOTARY SEAL]



  
Notary Public  
My commission expires: 1/17/25

**PERMITTED ENCUMBRANCES**

1. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.
2. Easements, building lines, notes, restrictions and setback lines as shown on map recorded in Map Book 56, Page 21 and in Instrument 20080312000101760 in the Probate Office of Shelby County, Alabama.
3. Limestone Marketplace Declaration of Protective Covenants, filed January 15, 2008, as recorded in Inst. #20080115000020240 in the Probate Office of Shelby County, Alabama.
4. Easements granted to Bellsouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Alabama, recorded in Inst. #20071024000491960 and Inst. #20071218000568240 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:	Calera Commons LLC	Grantees' Name:	DS Properties, LLC
Mailing Address:	P.O. Drawer 247 Birmingham, Alabama 35201	Mailing Address:	319C AL Highway 75 North Albertville, Alabama 35951
Property Address:	Lot 8-A-2, Limestone Marketplace Subdivision	Date of Sale:	May 13, 2022
			Total Purchase Price: \$425,000.00 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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> 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.

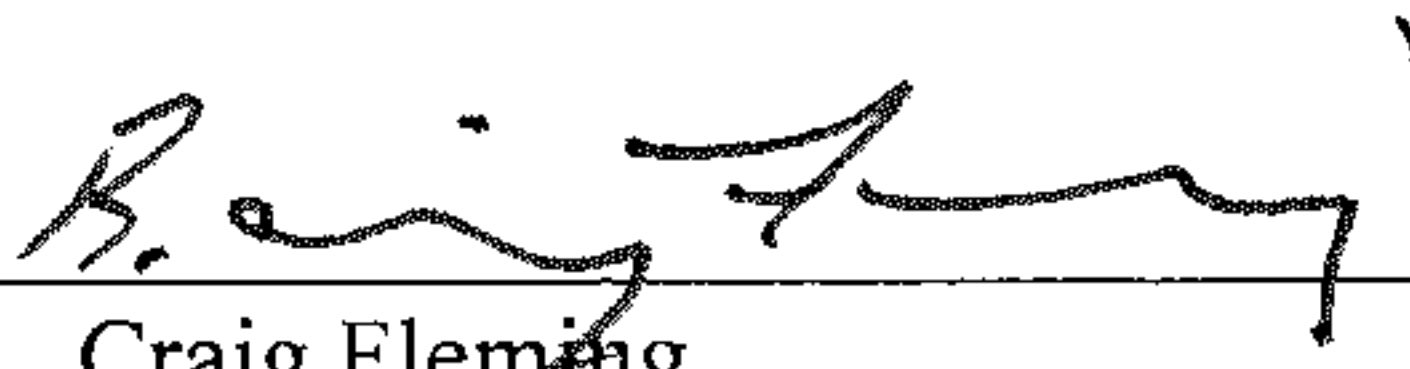
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: May 13, 2022

GRANTOR:

CALERA COMMONS LLC,  
an Alabama limited liability company

BY:   
Craig Fleming  
Manager

☒ Unattested



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/13/2022 03:06:27 PM  
\$456.00 JOANN  
20220513000197620

