

This instrument was prepared by:
Jonathan M. Arnold
7150 Cahaba Valley Road
Suite 201
Birmingham, Alabama 35242

Send Tax Notice To:
Heatherbrooke Surgical, LLC
2101 1st Avenue North
Birmingham, Alabama 35203

A Mortgage in the amount of \$890,000 is being filed simultaneously.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE MILLION and no/100 DOLLARS (\$1,000,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **Surgery Associates, an Alabama general partnership comprised of Dennis Carr and Luis Gonzalez**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto **Heatherbrooke Surgical, LLC, an Alabama limited liability company**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1-A, according to the Survey of Heatherbrooke Office Park, as recorded in Map Book 14, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to:


- 1. Taxes for the current year.
- 2. Easements, covenants and restrictions of record.
- 3. Association Dues to North Shelby County Fire District.
- 4. Declaration of Protective Covenants, Agreements, Easements, and Charges for Heatherbrooke Office Park of Shelby County, Alabama as recorded in Book 352, Page 170 in the Probate Office of Shelby County, Alabama.
- 5. Matters appearing on the Plat of Heatherbrooke Office Park as recorded in Map Book 14, Page 15, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES, their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance on this the 19th day of September, 2022.

SURGERY ASSOCIATES

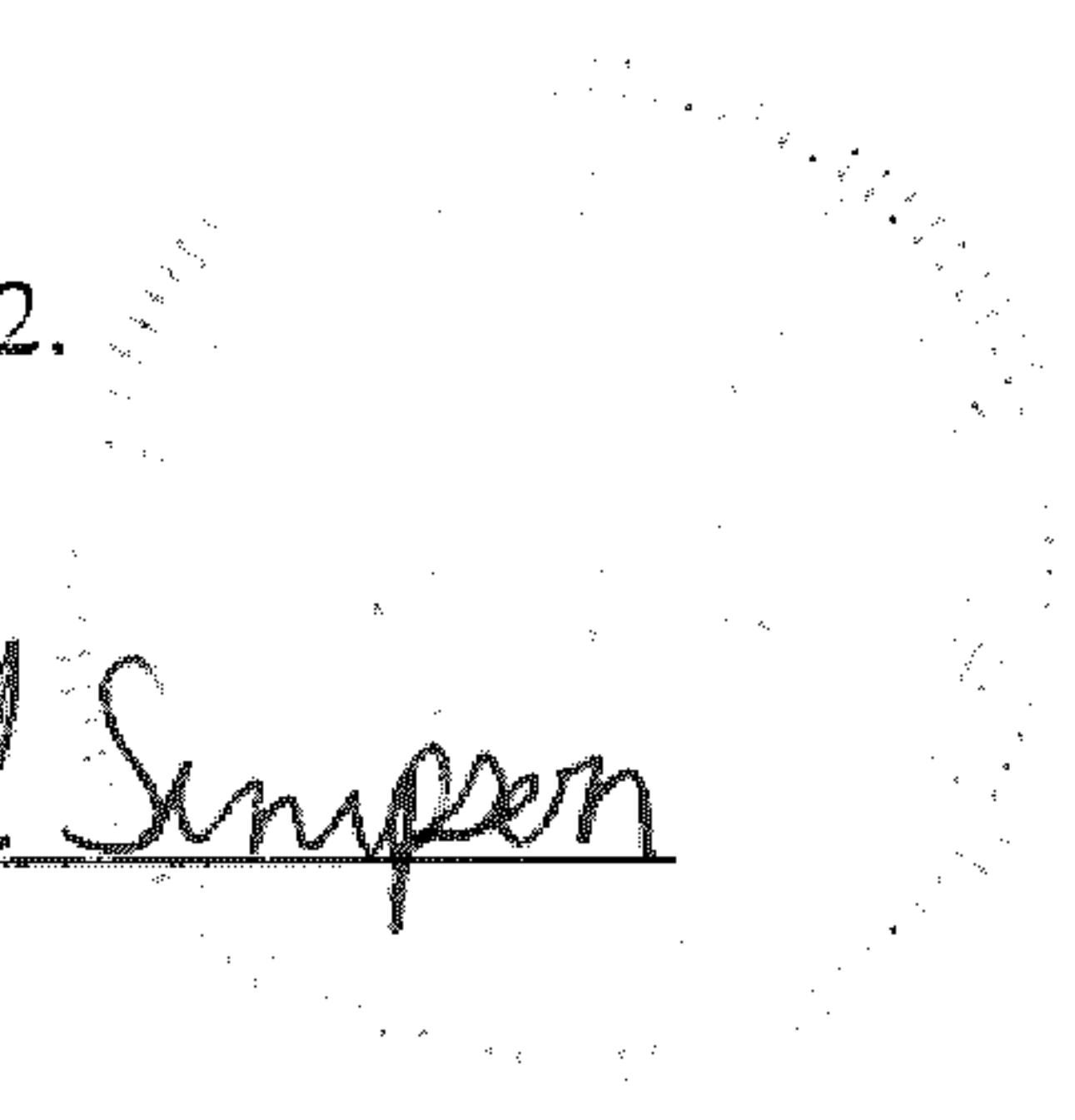
By: 
Dr. Dennis Carr, DMD MD
Its: General Partner

By: 
Dr. Luis Gonzalez, DMD MD
Its: General Partner

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Carr, whose name as General Partner of Surgery Associates, an Alabama general partnership, 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 on the day the same bears date.


Given under my hand and official seal this the 19th day of September, 2022.


Emily Ball Simpson
Notary Public
6-21-2025

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luis Gonzalez, whose name as General Partner of Surgery Associates, an Alabama general partnership, 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 on the day the same bears date.

Given under my hand and official seal this the 19th day of September, 2022.


Emily Ball Simpson
Notary Public
6-21-2025

Real Estate Sales Validation Form

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

Grantor's Name	Surgery Associates	Grantee's Name	Heatherbrooke Surgical, LLC
Mailing Address	101 Heatherbrooke Park Dr. Birmingham, AL 35242	Mailing Address	2101 1 st Avenue North Birmingham, AL 35203
Property Address	101 Heatherbrooke Park Dr. Birmingham, AL 35242	Date of Sale	September 19, 2022
		Total Purchase Price	\$1,000.000.00
		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.

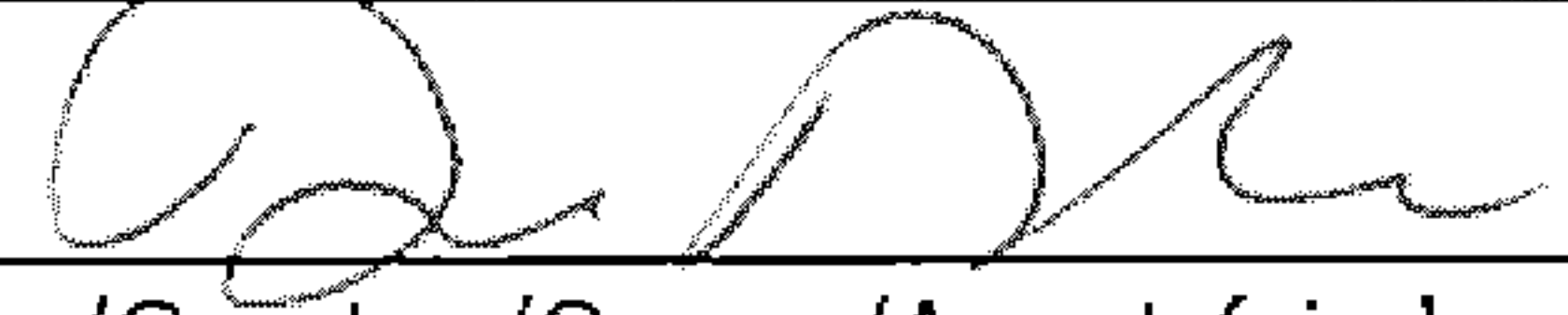
Date of Sale - the date on which interest to the property was conveyed.

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	September 19 th , 2022	Print:	Dennis D. Carr
<input type="checkbox"/> Unattested	 (verified by)	Sign:	
			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
09/21/2022 12:09:41 PM
\$138.00 JOANN
20220921000364540

Allen S. Bayl