

20221202000438920  
12/02/2022 08:24:25 AM  
DEEDS 1/4

This Instrument Was Prepared By:  
D. Brent Wills, Esquire  
Gilpin Givhan, PC  
2660 Eastchase Lane, Suite 300  
Montgomery, Alabama 36117  
GG File No. 839.0000

### **GENERAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **TOTAL SOLUTIONS, LLC**, an Alabama limited liability company (hereinafter, "Grantor"), does hereby grant, bargain, sell and convey unto **SW HEALTHCARE PROPERTIES, LLC**, an Alabama limited liability company, its successors and assigns (together, "Grantee"), all of their interest in the following described real estate located at 128 Total Solutions Way in the City of Alabaster, County of Shelby, State of Alabama, and described more particularly in **EXHIBIT "A"** attached hereto, as of the 30th day of November, 2022.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in any wise appertaining, unto the Grantee, and unto their successors and assigns forever; and Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that Grantor has good right to convey the same, that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that Grantor will warrant and defend the title to the said premises unto the Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons whomsoever;

PROVIDED, HOWEVER, that this conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights of way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

For ad valorem tax purposes, the property tax identification number is 22-4-19-0-000-004.015. The mailing addresses of Grantee is 8024 Westchester Place, Montgomery, Alabama 36117.

The above-described real estate is not the homestead of Grantor.

The purchase of this property is secured by a mortgage in the amount of \$523,607.86.

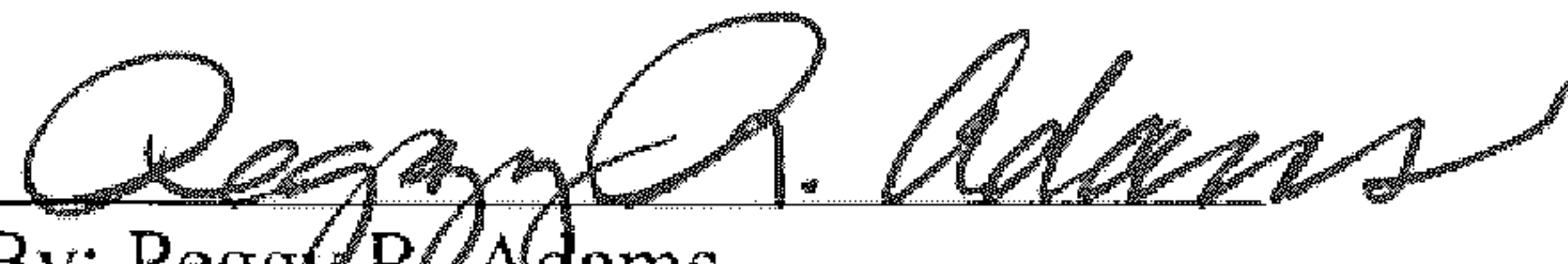
**[SIGNATURE PAGE FOLLOWS]**

**GRANTOR SIGNATURE PAGE  
TO GENERAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has hereto set its hand as of the date first set forth herein.

**GRANTOR:**

**TOTAL SOLUTIONS, LLC,**  
an Alabama limited liability company

  
By: Peggy R. Adams  
Its: Authorized Member

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

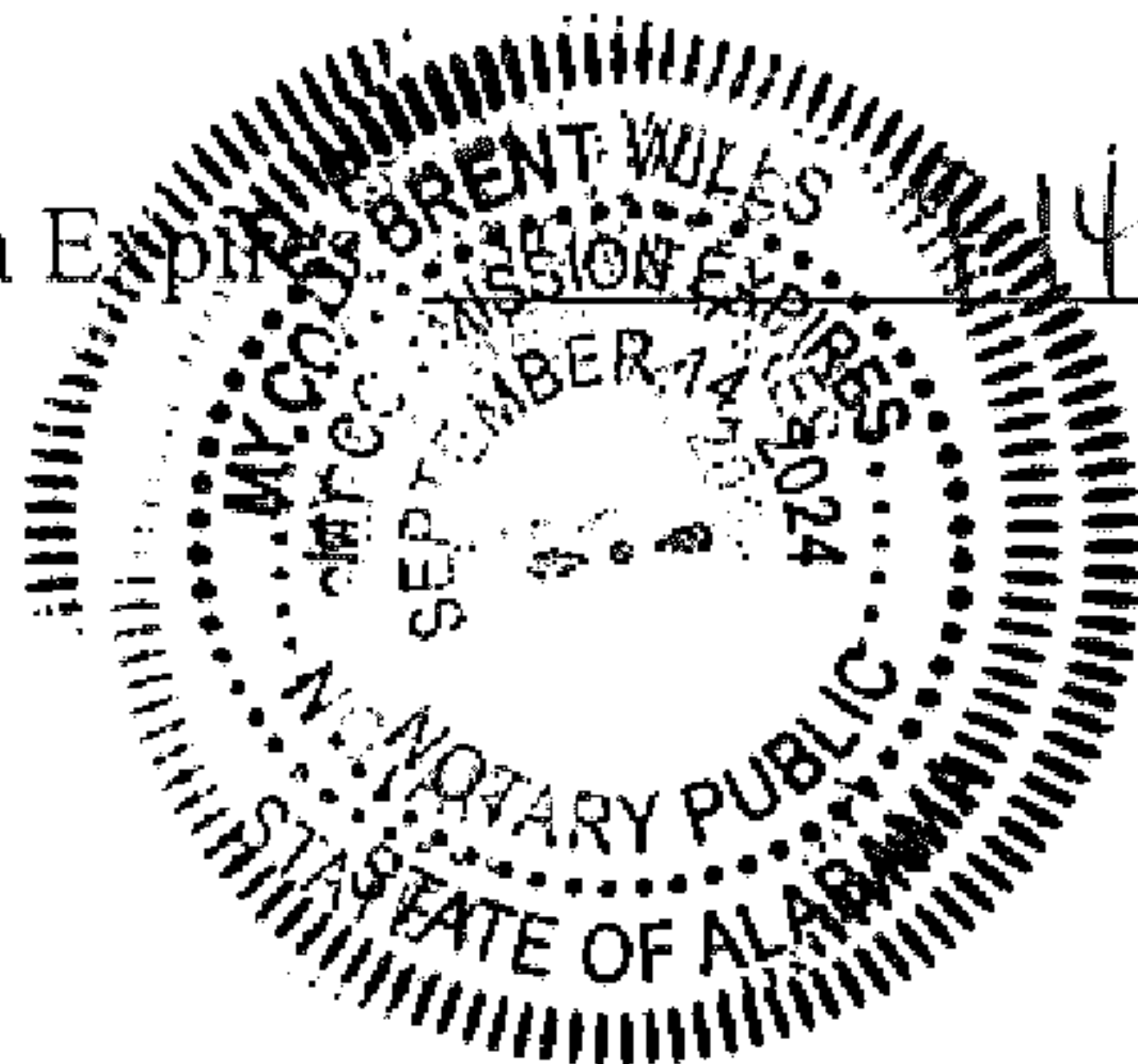
I, the undersigned, a notary public in and for said county in said state, hereby certify that **PEGGY R. ADAMS**, whose name as **AUTHORIZED MEMBER** of **TOTAL SOLUTIONS, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the undersigned, in such capacity and with full authority, executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2022.

(SEAL)

Notary Public

My Commission Expires





**EXHIBIT "A"**

Lot B, according to a Resurvey of Site 11, Shelby West Corporate Park, as recorded in Map Book 30, page 56, 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: Total Solutions, LLC, an Alabama limited liability company  
3045 North Grande View Cove  
Alabaster, Alabama 35007  
Attention: Peggy R. Adams, Member

Grantor: SW Healthcare Properties, LLC, an Alabama limited liability company  
8024 Westchester Place  
Montgomery, Alabama 36117  
Attention: Christopher R. Schmidt, Manager

Property Address: 128 Total Solutions Way  
Alabaster, Alabama 35007

Date of Sale: \_\_\_\_\_, 2022  
Total Purchase Price: \$610,000.00

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 \_\_\_\_\_

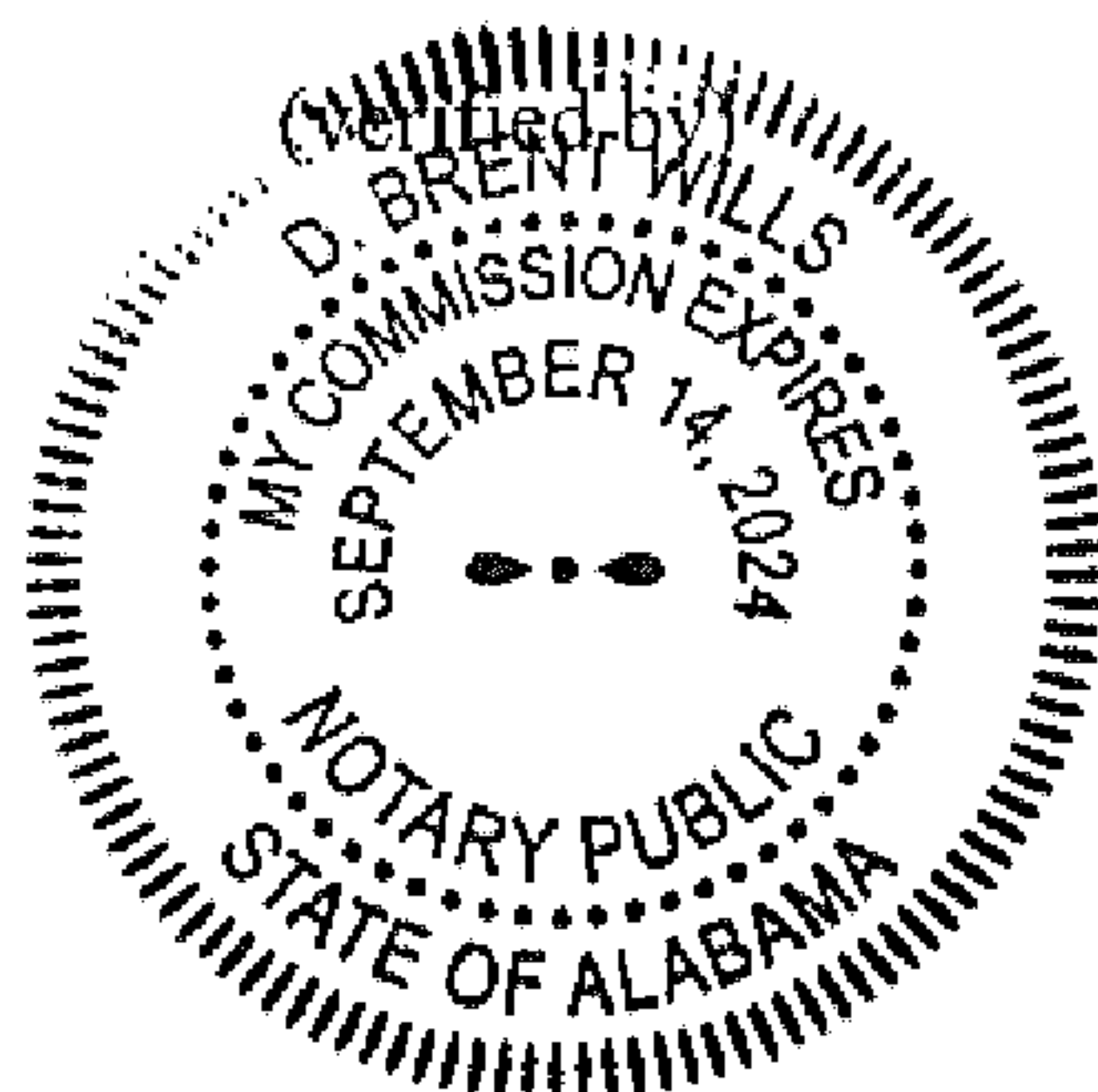
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: 11/30, 2022  
\_\_\_\_\_  
Unattested

Total Solutions, LLC

By: Peggy R. Adams  
Peggy R. Adams  
Its: Authorized Member



Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/02/2022 08:24:25 AM  
\$117.50 JOANN  
20221202000438920

Allie S. Bayl