

THIS INSTRUMENT PREPARED BY:
Gregory K. Mixon, Esq.
Mixon Firm, LLC
2 Perimeter Park S #550E
Birmingham, AL 35243

Send tax notices to:
Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **SHELBY MEDICAL PARTNERS, LLC**, an Alabama limited liability company (“Grantor”), by **EDWIN B. LUMPKIN, JR.**, an unmarried individual (Grantee”), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the “Property”).

TO HAVE AND TO HOLD unto Grantee, and Grantee’s successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the “Exceptions”).

And Grantor, for Grantor, and Grantor’s successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor’s successors and assigns, except with respect to the Exceptions, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor’s Name and Mailing Address:	Grantee’s Name and Mailing Address:
Shelby Medical Partners, LLC	Edwin B. Lumpkin, Jr.
1616 2 nd Avenue South, Suite 100	100 Metro Parkway
Birmingham, AL 35233	Pelham, AL 35124
Property Address:	644 2 nd Street NE, Alabaster, AL 35007
Date of Sale:	January 17, 2022
Purchase Price:	\$4,000,000.00
The Purchase Price can be verified in:	X Closing Statement

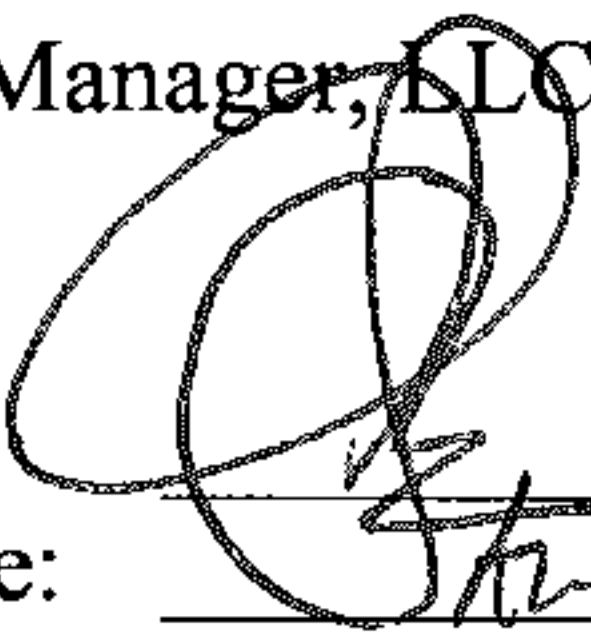
[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

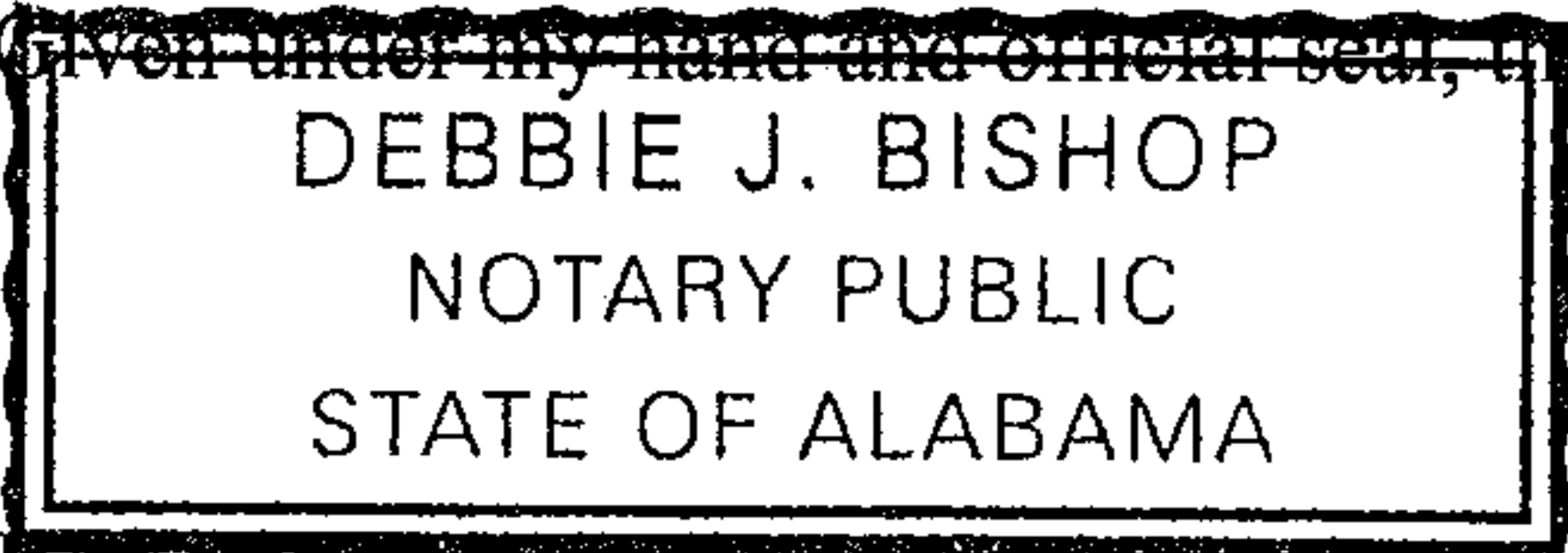
SHELBY MEDICAL PARTNERS, LLC,
an Alabama limited liability company

By: SW Manager, LLC, its Manager

By: 
Name: Andrew Patterson
Its: mgr

STATE OF ALABAMA)
COUNTY OF Blount)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Andrew Patterson, whose name as Manager of SW Manager, LLC, an Alabama limited liability company, in its capacity as Manager of Shelby Medical Partners, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such representative 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~~ 17th day of January, 2023.

DEBBIE J. BISHOP
NOTARY PUBLIC
STATE OF ALABAMA
Debbie J. Bishop
Notary Public

AFFIX SEAL

My commission expires: 04-23-25

EXHIBIT A

Description of the Property

PARCEL I:

Lots 19, 20, 21 and 22, Block 4, according to the Nickerson – Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, being a subdivision of a part of the East ½ of the Southeast ¼ of Section 35 and part of the Northwest ¼ of the Southwest ¼ of Section 36, all in Township 20, South, Range 3 West.

PARCEL II:

All rights of access to and parking upon, Lot 2 according to the resurvey Lot 1, Shelby Medical Center Visitors Parking Deck and Lots 23 and 24 in Block 4 according to the Nickerson – Scott Survey as recorded in said Map Book 39, Page 78 in said Probate Office, as created in an instrument from Frank Abernathy to the board that is recorded in Deed Book 313 at Page 354 in the records of the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2023, and subsequent years, not yet due and payable.
2. Any minerals or mineral rights not owned by Grantor.
3. Easement(s), building line(s), notes and restrictions as shown on recorded map.
4. Rights of interested parties under outstanding unrecorded leases.
5. Grant of easement and reservation covenants by and between The Medical Board of the Town of Alabaster and Frank Abernathy as recorded in Misc. Book 25, Page 908.
6. Grant of easement and reservation covenants by and between The Medical Board of the Town of Alabaster and Frank Abernathy as recorded in Book 313, Page 354.
7. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 133, Page 82; Book 234, Page 856, and Instrument # 20071109000517650.
8. Right of Way granted to American Telephone and Telegraph as recorded in Deed Book 109, Page 191.

B-1

Statutory Warranty Deed
Edwin B. Lumpkin, Jr.
644 2nd Street NE, Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2023 02:48:39 PM
\$4031.00 BRITTANI
20230117000013980

Allen S. Boyd