



20230428000124520 1/7 \$465.00
Shelby Cnty Judge of Probate, AL
04/28/2023 11:12:55 AM FILED/CERT

This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
The Landmark Center, Suite 600
2100 1st Avenue North
Birmingham, AL 35203

Send tax notice to:
Attic Plus Storage IV, LLP
4748 Cahaba River Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Attic Plus, an Alabama general partnership ("AP GP"), acquired the property described in **Exhibit A** (the "Property"), on November 12, 1998, pursuant that certain Warranty Deed recorded at Instrument Number 1998-45298 in the Office of Judge of Probate of Shelby County, Alabama; and

WHEREAS, D. Frank Davis ("Frank"), Samuel R. Flowers, also known as Samuel Robert Flowers ("Sam") and J. Courtland Davis ("Courtland"), as partners, formed Attic Plus Storage IV, LLP, an Alabama limited liability partnership ("APS IV"), on or around November 22, 2005; and

WHEREAS, the said partners of APS IV entered into that certain Partnership Agreement of Attic Plus Storage IV, LLP dated March 2, 2021 (the "APS IV Partnership Agreement") for the ownership, operation and maintenance of certain real estate, including the Property; and

WHEREAS, Frank and Sam were equal partners in AP GP and Frank and Sam dedicated the Property to APS IV effective March 2, 2021 and, in this regard, it was their desire to document the transfer of the Property to APS IV, in accordance with the provisions of the APS IV Partnership Agreement, but before AP GP could effectuate such documented transfer of the Property to APS IV, Sam died on April 8, 2021; and

WHEREAS, Sam's Last Will and Testament (the "Will") was admitted to record in the matter of the Estate of Samuel R. Flowers, a/k/a Samuel Robert Flowers, deceased, in the Probate Court of Jefferson County, Alabama, Case No. 21BHM001363 (the "Estate"), and said Court issued Letters Testamentary to Daniel L. Bass, as Personal Representative of the Estate (the "Personal Representative"), on June 1, 2021; and

WHEREAS, certified copies of certain probate papers from Sam's said estate matter are being recording simultaneously herewith; and

WHEREAS, in order to effectuate the provisions of the APS IV Partnership Agreement, the current partners of AP GP (*i.e.*, Frank and the Personal Representative of the Estate) desire to document the March 2, 2021 dedication of the Property to APS IV.

Shelby County, AL 04/28/2023
State of Alabama
Deed Tax: \$425.00



20230428000124520 2/7 \$465.00
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NOW THEREFORE, that in consideration of the provisions of the APS IV Partnership Agreement, the above recitals, and the authority granted to the Personal Representative under Sam's Will, the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, Attic Plus, an Alabama general partnership whose address is 4748 Cahaba River Road, Birmingham, AL 35243 (the "Grantor"), does hereby grant, bargain, sell and convey unto Attic Plus Storage IV, LLP, an Alabama limited liability partnership whose address is 4748 Cahaba River Road, Birmingham, AL 35243 (the "Grantee"), all of its right, title and interest in the following described real estate situated in Shelby County, Alabama:

See: **Exhibit A** attached hereto and made a part hereof by reference.

Subject to:

1. Taxes and assessments for the current year or any subsequent year that are not yet due and payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded leases(s).
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
4. Right of Way granted to Alabama Power Company recorded in Deed Book 187, Page 51; Deed Book 109, Page 491; and Deed Book 247, Page 391, in the Office of Judge of Probate of Shelby County, Alabama.
5. Right of Way granted Shelby County recorded in Deed Book 95, Page 519, in the Office of Judge of Probate of Shelby County, Alabama.
6. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Office of Judge of Probate of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

To have and to hold, unto the said GRANTEE, its successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

As a current partner of the Grantor, this instrument is executed by Daniel L. Bass solely in his representative capacity described herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of Daniel L. Bass in his individual capacity, and the liability of Daniel L. Bass is expressly limited to his representative capacity described herein.



20230428000124520 3/7 \$465.00
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The above-described real property is located on Highway 280, Birmingham, Alabama 35242 near 5320 Highway 280, Birmingham, Alabama 35242. This parcel does not have a street address. The tax parcel ID# is 03-9-31-0-002-014.000.

:

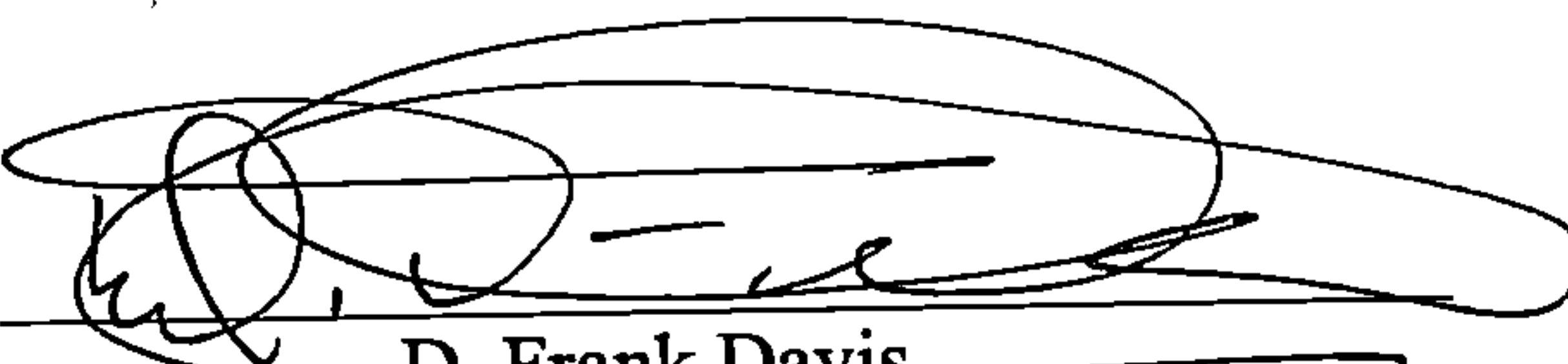
[signatures on following page]

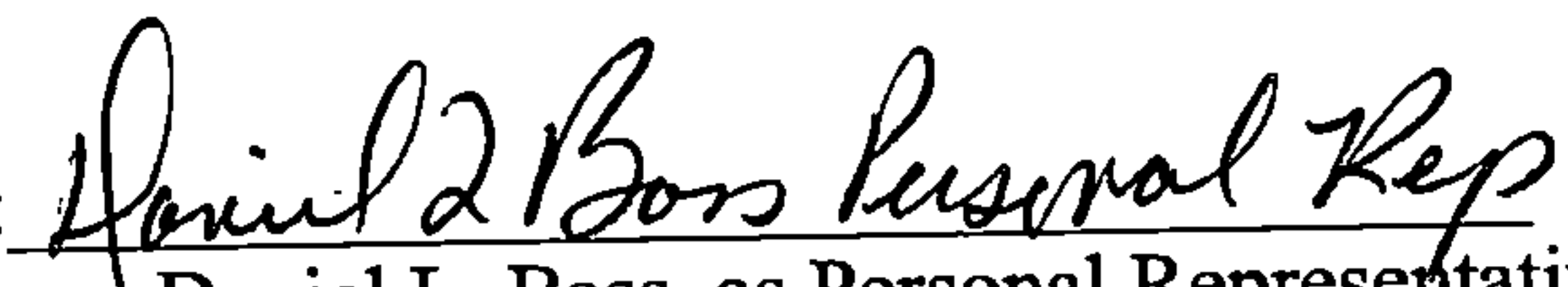


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IN WITNESS WHEREOF, the Grantor has caused its name and seal to be affixed hereto by the Grantor's partners who are authorized to execute this conveyance as heretofore described on the 20th day of January 2023.

ATTIC PLUS, an Alabama general partnership

By: 
D. Frank Davis

By: 
Daniel L. Bass, as Personal Representative
of the Estate of Samuel Robert Flowers

Its: Partners

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

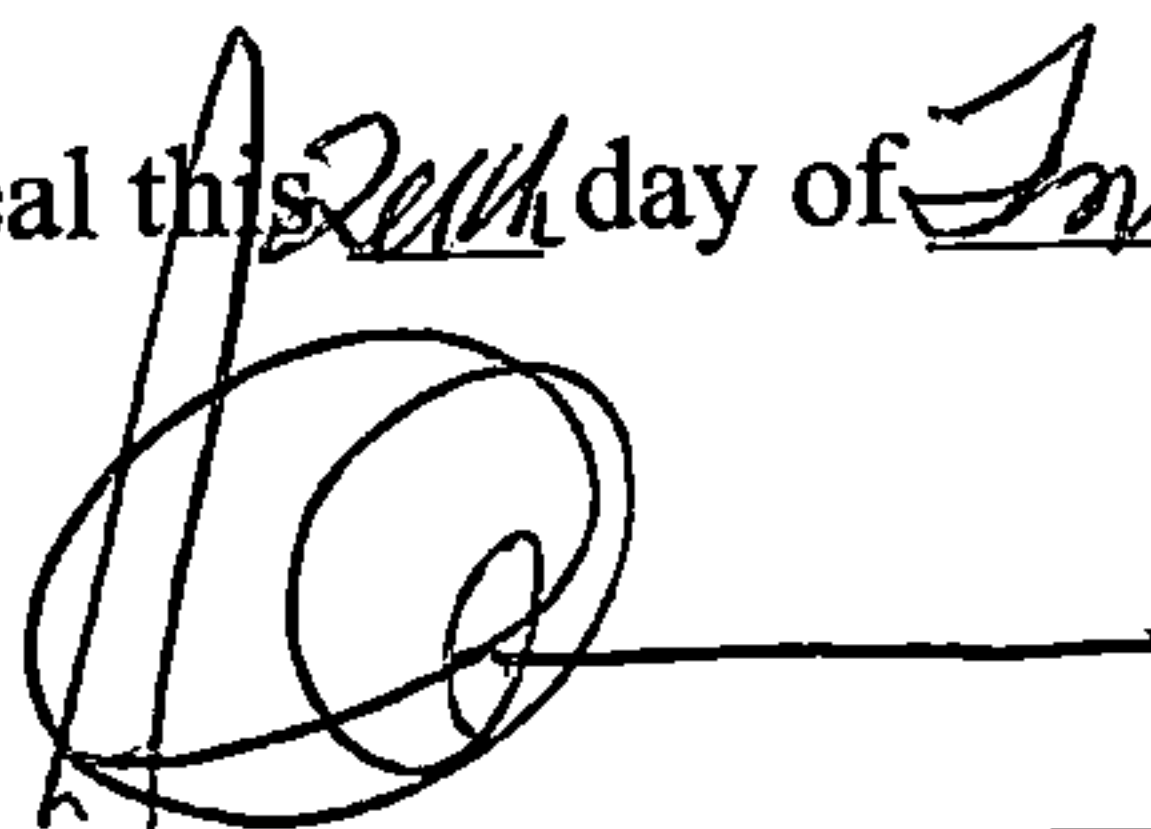
STATE OF ALABAMA)

:

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. Frank Davis, whose name is signed to the foregoing conveyance in his capacity as a Partner of Attic Plus, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same as a Partner of said partnership with full authority and voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May 2023.



NOTARY

My commission expires: April 30, 2024

[NOTARIAL SEAL]

Karl Elliott Doyer
Notary Public, Alabama State At Large
My Commission Expires Aug 30, 2024

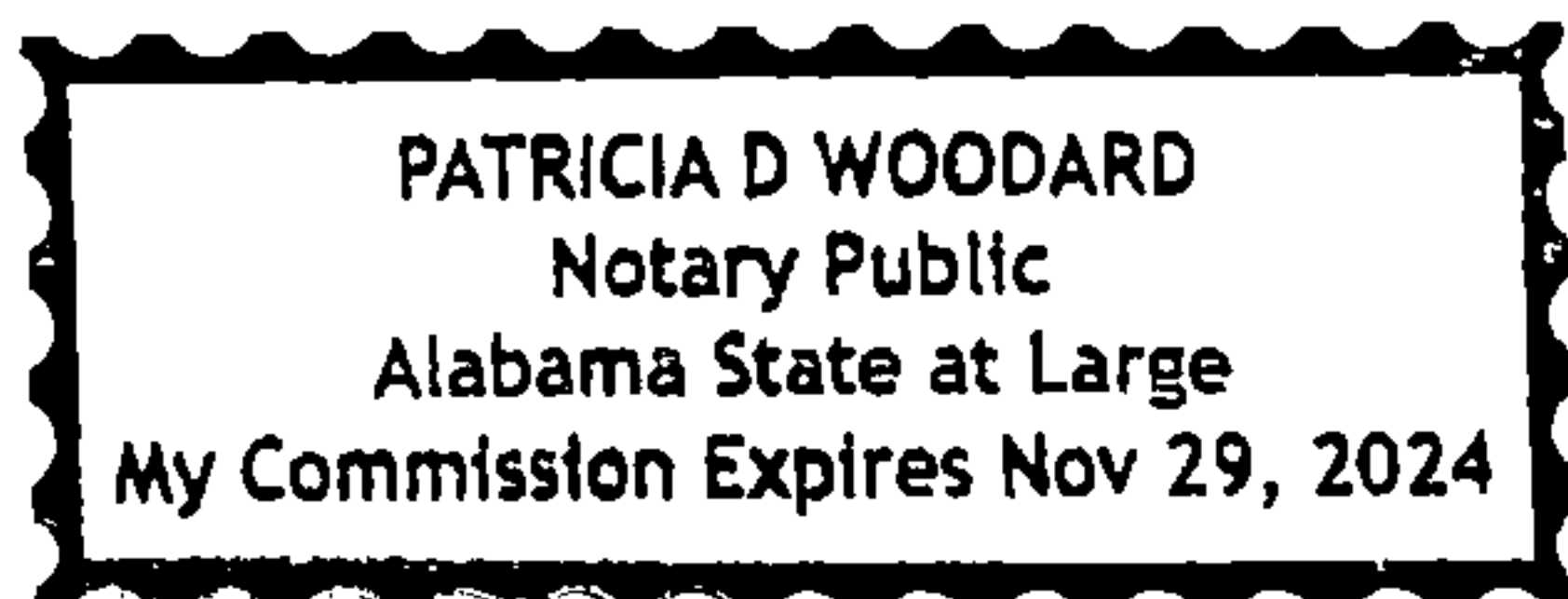


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STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel L. Bass, whose name as the Personal Representative of the Estate of Samuel Robert Flowers, said Estate being a Partner of Attic Plus, 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, in his said capacity as Personal Representative of the Estate, and said Estate being a said Partner, executed the same with full authority and voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2023.



[NOTARIAL SEAL]

Patricia D. Woodard
NOTARY
My commission expires: 11/29/2024



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EXHIBIT A

Legal Description

Begin at a point 800 feet west of the SE corner of the SE $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 31, Township 18, Range 1 West; thence run west along the south line of said quarter-quarter section a distance of 200 feet; thence run north, parallel with the east line of said quarter-quarter section a distance of 220.5 feet; thence run east, parallel with the south line of said quarter-quarter section a distance of 200 feet; thence run south parallel with the east line of said quarter-quarter section a distance of 220.5 feet to the point of beginning.

Also an easement for ingress and egress to and from the above described parcel, said easement over and across the following described property: Begin at the NW corner of the above described parcel and run thence north, parallel with the east line of said quarter-quarter section to the south right of way line of the Florida Short Route Highway; thence east along said south right of way line of said highway to a point which is 985 feet west of the east line of said quarter-quarter section; thence south, parallel with the east line of quarter-quarter section to the north line of above-described parcel; thence west along the north line of said above described parcel, a distance of 15 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name / Address:

Attic Plus, GP
Attn: D. Frank Davis
4748 Cahaba River Road
Birmingham, AL 35243

Grantee's Name/Address:

Attic Plus Storage IV, LLP
Attn: D. Frank Davis
4748 Cahaba River Road
Birmingham, AL 35243

Property Address:

No street address
Tax Parcel No. 03-0-31-0-002-014.000

Date of Sale: March 2, 2021

Total Purchase Price \$ _____

Or

Actual Value \$425,000.00

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



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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: 1/24/23
Unattested

(verified by)

Print: D. Frank Davis, Partner

Sign: [Signature]
(Grantor / Grantee / Owner / Agent) circle one