


SEND TAX NOTICES TO:
ANDALUSIA HOLDEN ENERGY, LLC
Attn: Scottie Dean Holden
4200 Highway 93
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20131007000400470 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/07/2013 08:41:14 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Ninety Thousand and 00/100 Dollars (\$590,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, ANDALUSIA ENTERPRISES, INC. (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto ANDALUSIA HOLDEN ENERGY, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.


[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24th day of October, 2013.

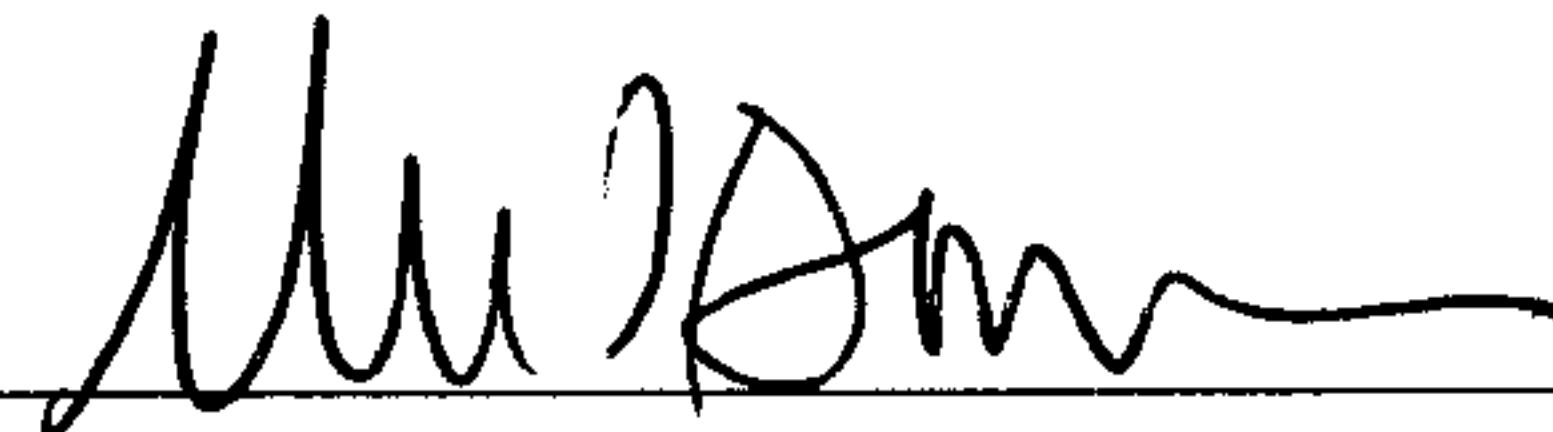
ANDALUSIA ENTERPRISES, INC.

By: 
E. Lee McCarty, III, attorney in fact for
Robert L. Hughes, President of Andalusia Enterprises, Inc.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. Lee McCarty, III, whose name as attorney in fact for Robert L. Hughes, President of Andalusia Enterprises, Inc., 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, as such attorney in fact for said officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 24 day of September, 2013.



NOTARY PUBLIC
My Commission Expires: 12/14/2016

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

[D-7510]



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EXHIBIT "A"


A parcel of land in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commerce at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South 00 degrees 51 minutes 47 seconds West a distance of 118.09 feet along the East $\frac{1}{4}$ - $\frac{1}{4}$ line to a point on the South right of way of Shelby County Highway #26 (aka Kent Dairy Road) (80 foot right of way); thence run North 86 degrees 41 minutes 18 seconds West a distance of 215.44 feet to the point of beginning; thence continue along the last described course 235.00 feet; thence left 93 degrees 55 minutes 36 seconds in a Southerly direction, 136.29 feet; thence left 58 degrees 01 minutes 26 seconds in a Southeasterly direction, 136.60 feet; thence left 121 degrees 25 minutes 49 seconds in a Northerly direction, 71.46 feet; thence right 89 degrees 53 minutes 13 seconds in a Easterly direction, 117.90 feet; thence 90 degrees 25 minutes 59 seconds in a Northerly direction, 121.97 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

- i. taxes and assessments for the year 2014, a lien but not yet payable;
- ii. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 126, Page 170 and Deed Book 126, Page 169;
- iii. Right of Way granted to South Central Bell as recorded in Real Volume 114, Page 304 and Real Volume 303, Page 747;
- iv. Covenants as set out in Real Volume 101, Page 302;
- v. Easement as set out in Deed Book 138, Page 285;
- vi. Less and except any part of subject property lying within the right of way of Highway 26;
- vii. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 219, Page 141;
- viii. Right of Way granted to Shelby County as recorded in Book 216, Page 598; and
- ix. coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.


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Real Estate Sales Validation Form

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

Grantor's Name Andalusia Enterprises, Inc.
Mailing Address _____

Grantee's Name Andalusia Holden Energy, LLC
Mailing Address 4200 Hwy. 93
Helena, AL 35080

Property Address 1550 Kent Dairy Road
Alabaster, AL 35007

Date of Sale September 24, 2013
Total Purchase Price \$ 590,000.00



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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
☐ 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.

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 24, 2013

Print Scottie Dean Holden, Manager of Andalusia Holden Energy, LLC

☐ Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1