


Send tax notice to:
Key 7, LLC
2183 Parkway Lake Drive
Hoover, Alabama 35244-1804

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20150401000101890 1/2 \$149.50
Shelby Cnty Judge of Probate, AL
04/01/2015 08:18:08 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Fifty Thousand and No/100 Dollars (\$750,000.00) (which value has been verified by closing statement) and other good and valuable consideration in hand paid to **CRR, L.L.C.**, an Alabama limited liability company ("Grantor"), whose address is 2166 Hwy 35 Pelham, AL 35124 by **KEY 7, LLC**, an Alabama limited liability company ("Grantee"), whose address is 2183 Parkway Lake Drive, Hoover, Alabama 35244-1804, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") located on 2166 Highway 35, Pelham, Shelby County, Alabama 35124, to-wit:

Lots 1 and 2, according to the Survey of Roth Subdivision, as recorded in Map Book 38, page 89, in the Probate Office of Shelby County, Alabama

This deed is executed as required by the Articles of Organization and Operating Agreement of Grantor, and same have not been modified or amended.

Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

\$617,662.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2015 tax year and thereafter
2. Coal, oil, gas, and mineral and mining rights not owned by Grantor
3. Current zoning classification
4. Existing flood plain status
5. Utility easements serving the Property

Shelby County, AL 04/01/2015
State of Alabama
Deed Tax: \$132.50

6. Subdivision covenants and restrictions
7. Easements, restrictions, rights-of-way, conditions, and building lines of record
8. All matters which would be disclosed by an accurate survey or inspection of the Property
9. Easement(s), building line(s), and restriction(s) as shown on recorded map
10. Riparian rights incident to the premises
11. Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 228, page 195; Deed Book 230, page 101; and Instrument No. 2002-06361 in said Probate Office
12. Access and utility easement recorded in Instrument No. 1995-03057 and amended by Instrument No. 1998-50714 in said Probate Office

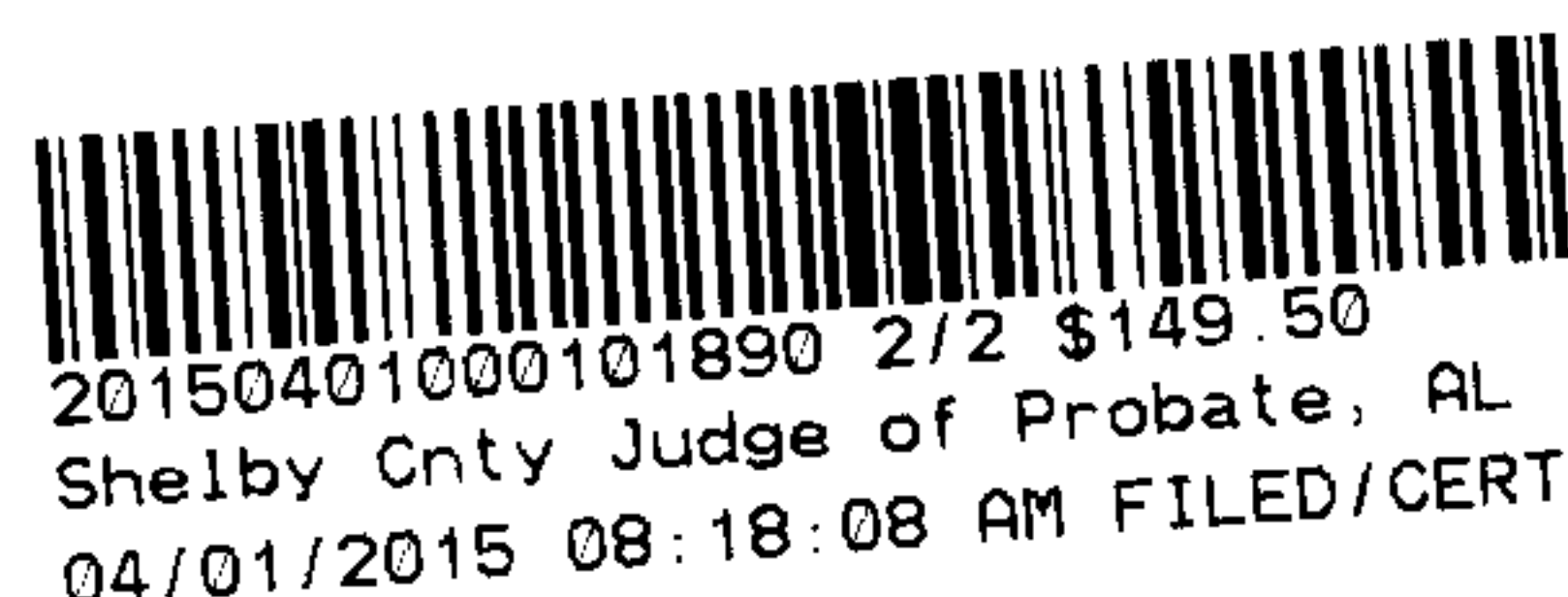
Grantor does warrant the title to the land conveyed, subject to the above, and will defend the same against all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its name by its duly authorized representative on or as of the 31st day of March, 2015.

CRR, L.L.C.

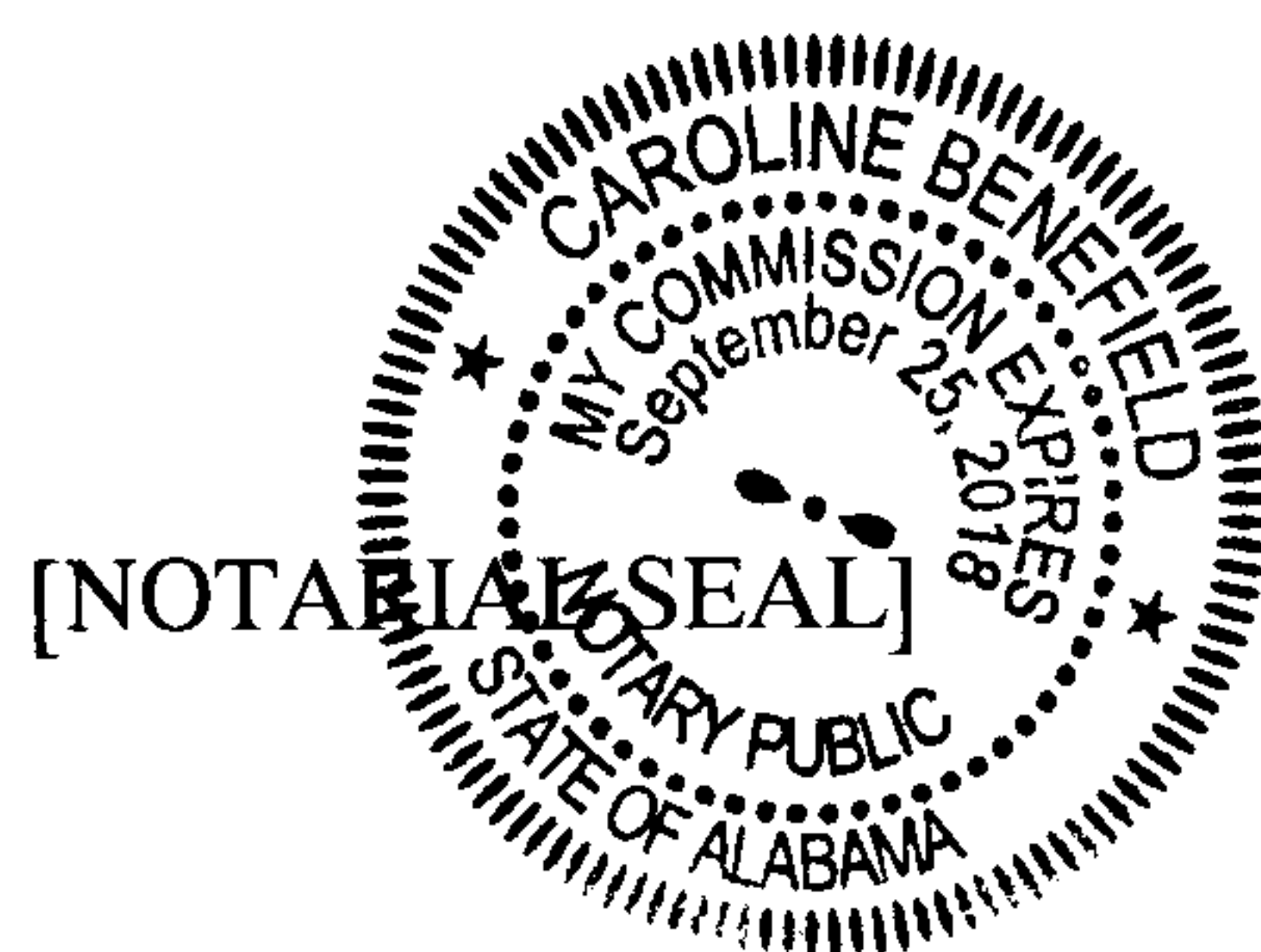
By: Brenda Joyce Roth
Brenda Joyce Roth
Its Manager

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)



I, the undersigned, a notary public in and for said county in said state, hereby certify that Brenda Joyce Roth, whose name as Manager of CRR, L.L.C., 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, she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 31st day of March, 2015.



Caroline Benefield
Notary Public

My commission expires: 9-25-2018