

* \$340,000.00 of the purchase price/consideration recited above was paid by a purchase money mortgage loan closed simultaneously with delivery of this deed.

* No part of the real property conveyed herein constitutes the homestead of the Grantors, nor the Grantors' spouses.

THIS INSTRUMENT WAS PREPARED BY: A

Richard W. Theibert, Attorney

NAJJAR DENABURG, P.C.

2125 Morris Avenue

Birmingham, Alabama 35203

Documentary Evidence:
Closing Statement

SEND TAX NOTICE TO:
BTEA, LLC
2205 Cahaba Valley Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and No/100 Dollars (\$400,000.00), which is the total purchase price, in hand paid to the undersigned, Thomas E. Powell, a married man, and Benny G. Paternostro, a married man (hereinafter collectively referred to as "GRANTOR"), whose mailing address is 2205 Cahaba Valley Drive, Birmingham, AL 35242, by BTEA, LLC (hereinafter referred to as "GRANTEE"), whose mailing address is 2205 Cahaba Valley Drive, Birmingham, AL 35242, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated at 2205 Cahaba Valley Drive, Birmingham, AL 35242 in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

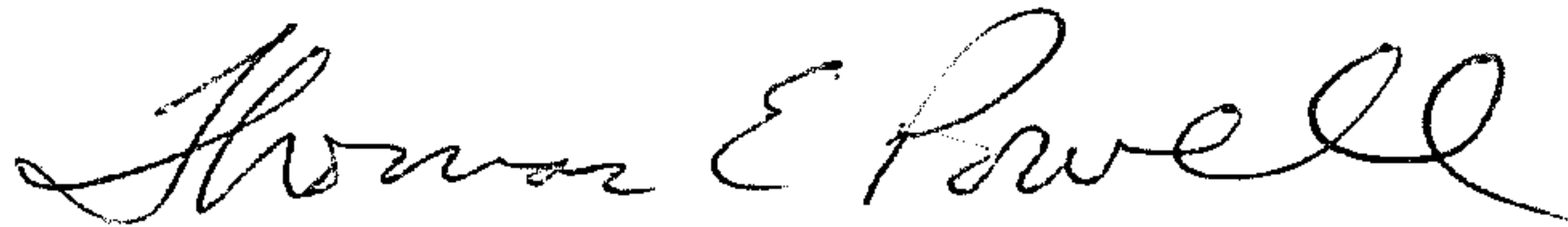
1. Any mining or mineral rights leased, granted or retained by current or prior owners.
2. Taxes or assessments for 2015 and subsequent years and not yet due and payable.
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.
4. Building line(s) as shown by recorded map book 10, page 80A & 80B.
5. Easement(s) as shown by recorded map book 10, page 80A & 80B.
6. Right of Way granted to Alabama Power Company by Instrument recorded in Volume 109, page 498, Volume 126, page 179, Volume 127, page 336, Volume 134, page 549, and Real 120, page 533 in the Probate Office of Shelby County, Alabama.
7. Right of way to Birmingham Water Works Board, recorded in Real 130, page 839, in the Probate Office of Shelby County, Alabama.
8. The following matters of survey as delineated on the survey by Gonzalez - Strength & Associates, Inc. dated 8/26/2015, project no. 28110:

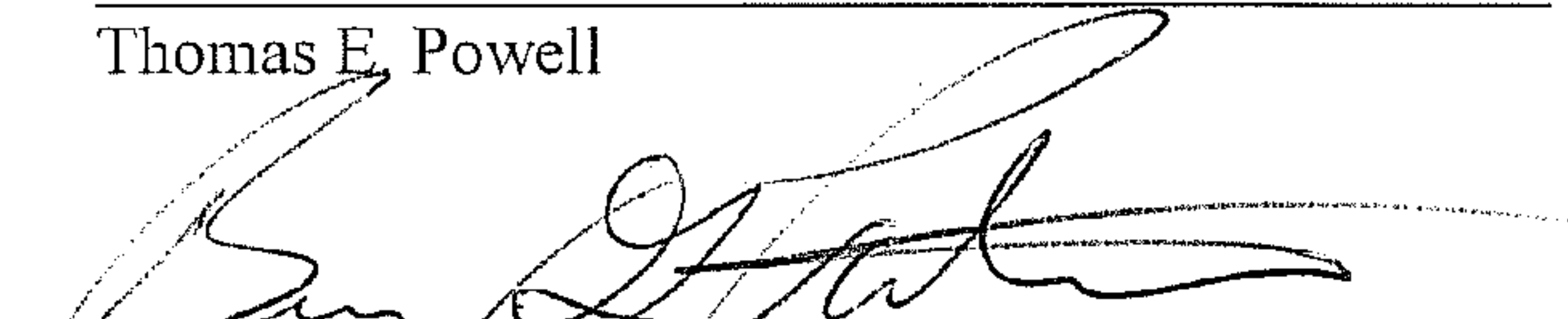
8. The following matters of survey as delineated on the survey by Gonzalez - Strength & Associates, Inc. dated 8/26/2015, project no. 28110:
- a. location of dumpster pad outside subject property on southerly lot line.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for themselves and their heirs, successors and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and their heirs, successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereto set their signatures and seals, this 17 day of September, 2015.

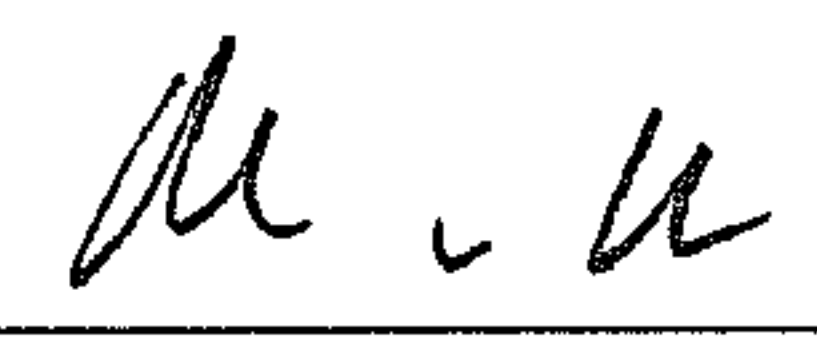

Thomas E. Powell

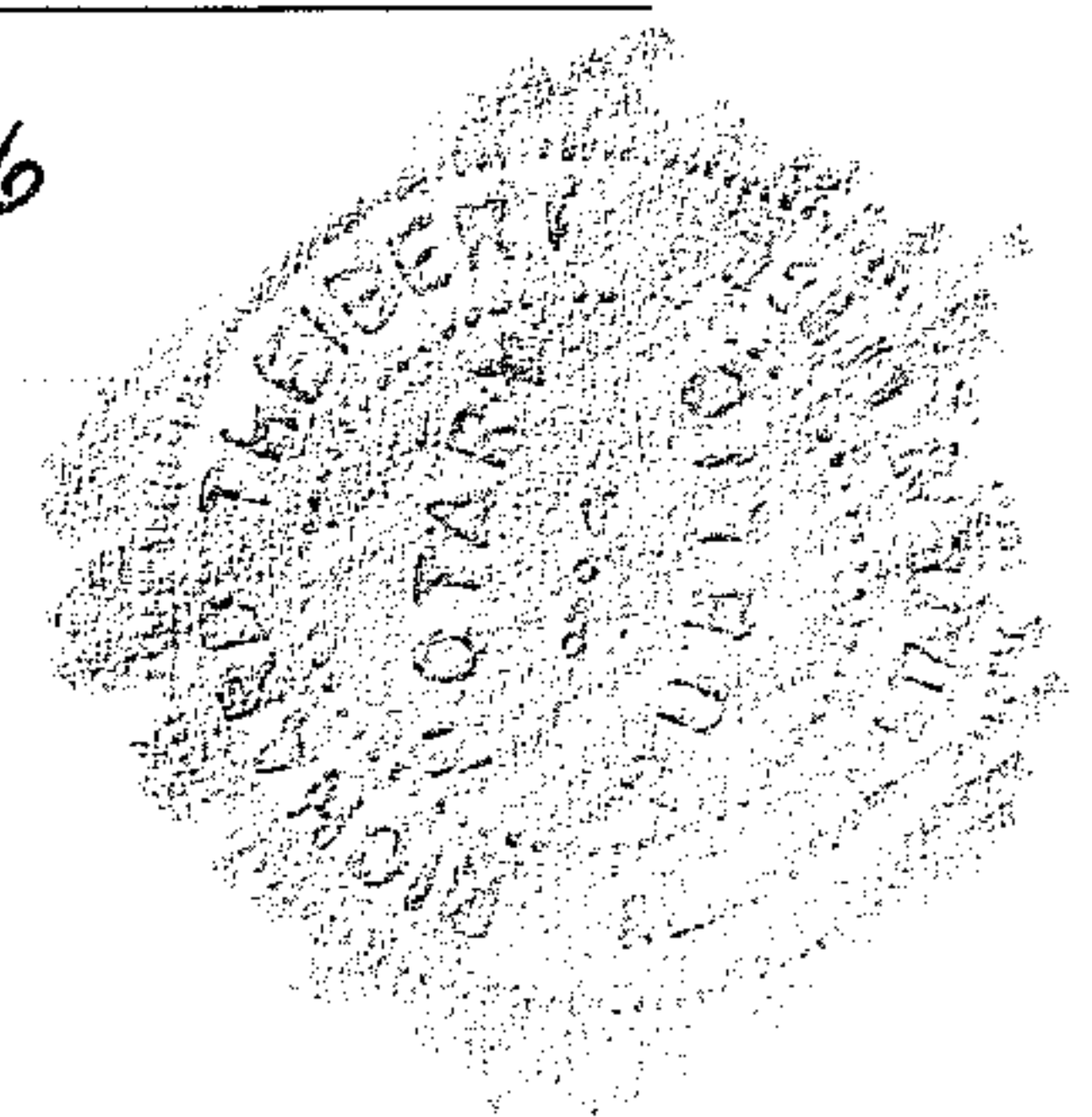

Benny G. Paternostro

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Thomas E. Powell, whose name 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 document, he executed the same voluntarily.

Given under my hand and official seal this 17 day of September, 2015.


NOTARY PUBLIC
My commission expires: 5-21-16



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Benny G. Paternostro, whose name 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 document, he executed the same voluntarily.

Given under my hand and official seal this 17 day of September, 2015.



NOTARY PUBLIC
My commission expires: 5-21-16

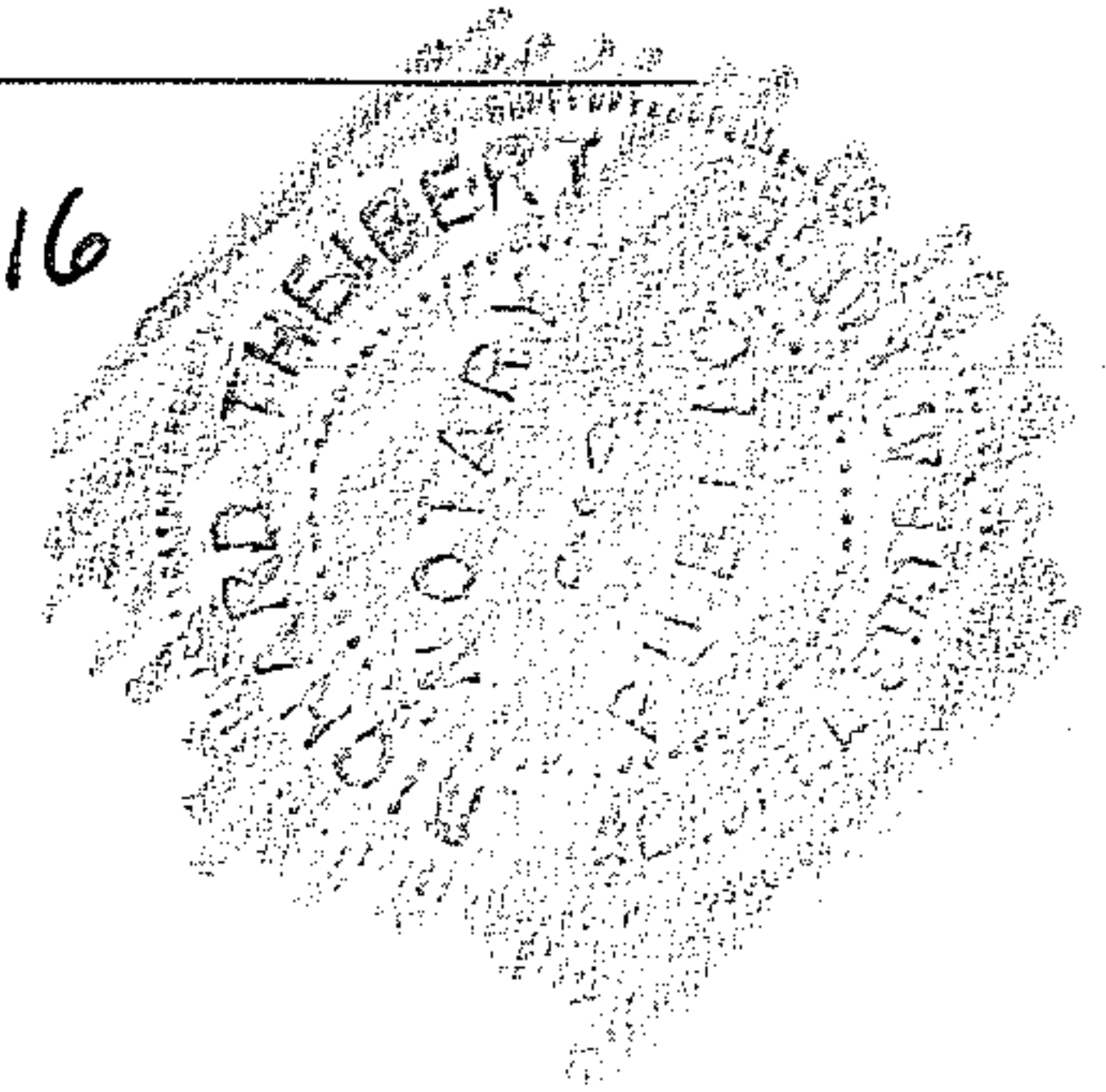


Exhibit "A"

Legal description:

Lot 2, according to the Survey of Cahaba Valley Office Park, as recorded in Map Book 10, page 80A & 80B, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/14th interest in the common area as described in the Restrictive Covenants.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/22/2015 10:30:16 AM
\$83.00 CHERRY
20150922000331730

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.