

SEND TAX NOTICES TO:

LADCO, INC.
209 Oxmoor Circle
Birmingham, AL 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Ninety-one Thousand Dollars (\$491,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, DIVE ALABAMA, LLC, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto LADCO, INC, an Alabama corporation (herein referred to as "Grantees"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

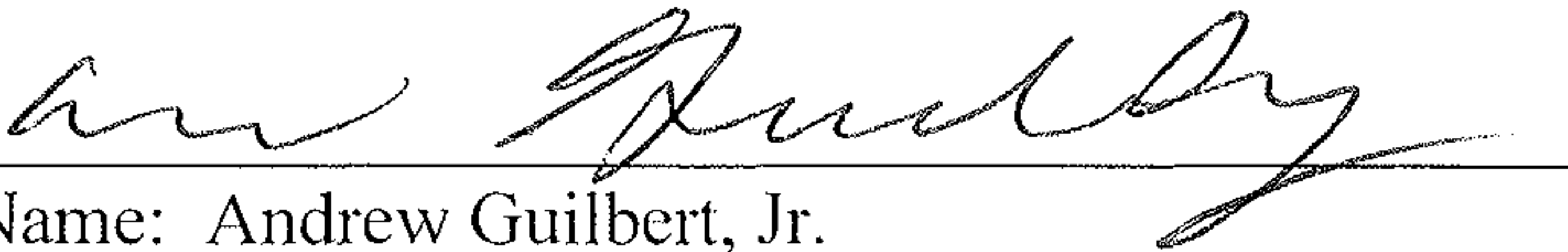
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24th day of September, 2015.


DIVE ALABAMA, LLC, an Alabama limited liability company

By: 
Print Name: Andrew Guilbert, Jr.
Title: Authorized Agent

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Guilbert, Jr., whose name as President of DIVE ALABAMA, 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 officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 24th day of September, 2015.



NOTARY PUBLIC
My Commission Expires: 1/18/19

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

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

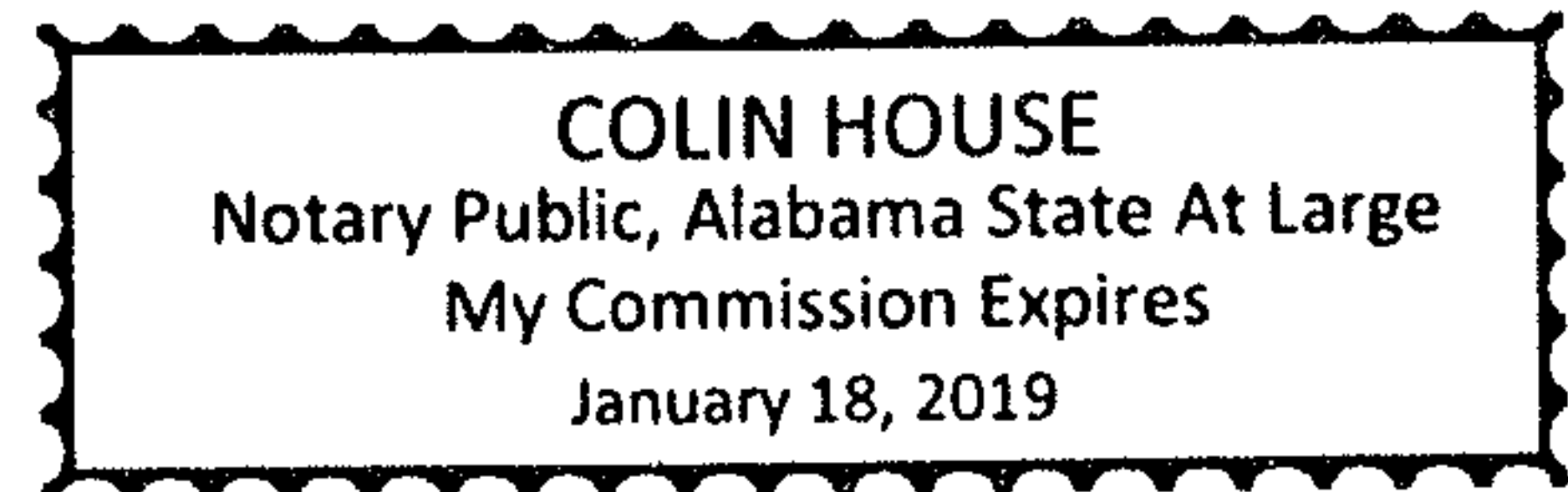


EXHIBIT "A"

A parcel of land located in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 794.94 feet to a point on the centerline of Lee Street; thence right 13 degrees 12 minutes 00 seconds and run Southwesterly 588.83 feet along center of Lee Street; thence right 85 degrees 05 minutes 00 seconds leaving Lee Street in a Westerly direction 618.24 feet to the point of beginning and the top edge of a quarry and run more or less along the top edge of said quarry the following angles and distances: thence right 128 degrees 24 minutes 45 seconds and run Northeasterly 116.18 feet; thence right 12 degrees 18 minutes 49 seconds and run Northeasterly 99.39 feet; thence left 21 degrees 5 minutes 13 seconds and run Northeasterly 99.39 feet; thence left 21 degrees 57 minutes 13 seconds and run northerly 99.39 feet; thence left 21 degrees 57 minutes 13 seconds and run Northerly 99.39 feet; thence left 22 degrees 49 minutes 22 seconds and run Northwesterly 107.15 feet; thence right 61 degrees 12 minutes 05 seconds leaving top of quarry in Northeasterly direction 55.78 feet to the Southerly right of way of Industrial Park Road; thence left 92 degrees 28 minutes 38 seconds and run Northwesterly along said right of way 146.74 feet to a point on a curve to the left having a central angle of 14 degrees 56 minutes 30 seconds and a radius of 609.31 feet; thence along the arc of said curve in a Northwesterly direction 158.90 feet; thence run tangent to said curve in a Northwesterly direction 300.00 feet; thence left 107 degrees 30 minutes 33 seconds leaving said right of way in a Southerly direction 254.00 feet; thence right 97 degrees 01 minutes 02 seconds and run 382.42 feet; thence left 33 degrees 06 minutes 09 seconds and run 47.20 feet; thence right 35 degrees 24 minutes 14 seconds and run 39.28 feet; thence left 34 degrees 48 minutes 34 seconds and run 103.62 feet; thence right 8 degrees 29 minutes 46 seconds and run 91.78 feet; thence left 20 degrees 14 minutes 59 seconds and run 241.36 feet; thence left 43 degrees 54 minutes 15 seconds and run 103.94 feet; thence left 3 degrees 20 minutes 24 seconds and run 115.39 feet; thence left 22 degrees 48 minutes, 47 seconds and run 12.10 feet; thence left 78 degrees 45 minutes 52 seconds and run 9.38 feet; thence right 67 degrees 27 minutes 38 seconds and run Southeasterly 39.58 feet; thence left 11 degrees 01 minutes 43 seconds and run Southeasterly 147.28 feet; thence left 7 degrees 41 minutes 18 seconds and run Southeasterly 176.48 feet; thence right 34 degrees 50 minutes 53 seconds and run Southerly 54.92 feet; thence left 30 degrees 32 minutes 14 seconds and run Southeasterly 132.57 feet; thence right 3 degrees 05 minutes 06 seconds and run Southeasterly 306.01 feet; thence left 44 degrees 37 minutes 55 seconds and run Easterly 24.84 feet; thence left 10 degrees 00 minutes 00 seconds and run Easterly for 145.00 feet; thence left 7 degrees 20 minutes 00 seconds and run Northeasterly 100.00 feet; thence left 16 degrees 00 minutes 00 seconds and run Northeasterly 176.27 feet; thence left 59 degrees 10 minutes 10 seconds and run Northerly 64.87 feet; thence left 80 degrees 55 minutes 20 seconds and run northwesterly 0.53 feet; thence right 83 degrees 08 minutes 23 seconds and run Northerly 43.81 feet; thence right 10 degrees 51

minutes 41 seconds and run Northerly 41.49 feet; thence right 2 degrees 07 minutes 44 seconds Northerly 61.23 feet; thence right 3 degrees 49 minutes 13 seconds Northerly 38.45 feet; thence right 4 degrees 09 minutes 09 seconds and run Northerly 31.53 feet; thence right 5 degrees 58 minutes 50 seconds and run Northerly 28.80 feet; thence right 0 degrees 01 minutes 35 seconds and run Northerly 27.10 feet; thence left 6 degrees 49 minutes 20 seconds and run Northerly 35.66 feet; thence left 0 degrees 20 minutes 07 seconds and run 70.61 feet; thence right 7 degrees 26 minutes 57 seconds and run 30.13 feet; thence right 69 degrees 37 minutes 55 seconds and run 29.65 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated June 4, 2002.

Situated in Shelby County, Alabama.

SUBJECT TO:

- i) Taxes and assessments for the year 2015, a lien but not yet payable;
- ii) Transmission Line Permit to Alabama Power Company as recorded in Deed Book 127, Page 566; Deed Book 169, Page 19; Deed Book 182, Page 56 and Deed Book 313, Page 190, in the Probate Office of Shelby County, Alabama;
- iii) Easement to Southern Natural Gas as recorded in Deed Book 143, Page 105, in the Probate Office of Shelby County, Alabama;
- iv) Easement to Plantation Pipeline as recorded in Deed Book Deed Book 112, Page 223, in the Probate Office of Shelby County, Alabama;
- v) Declaration of Easement as recorded in Real 175, Page 253, in the Probate Office of Shelby County, Alabama;
- vi) Permit to South Central Bell as recorded in Deed Book 285, Page 183 and Deed Book 337, Page 237, in the Probate Office of Shelby County, Alabama.
- vii) Encroachment of fence onto the subject property along the Southeasterly line as shown on Plat of Pelham Industrial Park as set out in as recorded in Deed Book 33, Page 215, in the Probate Office of Shelby County, Alabama;
- viii) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded indeed Book 11, Page 344, in the Probate Office of Jefferson County, Alabama; and
- ix) Coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | <u>Dive Alabama, LLC</u> | Grantee's Name | <u>LADCO, INC.</u> |
| Mailing Address | <u>100 Industrial Park Drive</u> <u>Pelham, AL 35124</u> | Mailing Address | <u>209 Oxmoor Circle</u> <u>Birmingham, AL 35209</u> |
| Property Address | <u>100 Industrial Park Drive</u> <u>Pelham, AL 35124</u> | Date of Sale | <u>9/22/15</u> |
| | | Total Purchase Price | <u>\$ 491,000.00</u> |
| | | or | |
| | | Actual Value | <u>\$</u> |
| | | or | |
| | | Assessor's Market Value | <u>\$</u> |

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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

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 24 SEP 15 Print ANDREW GUILBERT JR

Unattested _____ Sign [Signature]

(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/25/2015 10:29:21 AM
\$155.00 CHERRY
20150925000335960

[Signature]