

This Instrument Was Prepared By:

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2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

Send Tax Notice To:

Overton Gap, LLC
850 Corporate Pkwy., Suite 106
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Fifteen Thousand and 00/100 DOLLARS (\$515,000.00) and other good and valuable consideration to the undersigned Grantor, FIRST US BANK, formerly known as First United Security Bank, an Alabama bank (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Overton Gap, LLC ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Final Plat of Chelsea Village, as recorded at Map Book 47, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claim thereof not shown by the Public Records.
4. Any mineral and mining rights leased, granted or retained by current or prior owners.
5. Taxes and assessments for the tax year 2018 and subsequent years and not yet due and payable.
6. Declaration of Covenants, Conditions, Easements, and Restrictions for Chelsea Village, a Commercial Subdivision, as recorded in Instrument Number 20170327000101370 in the Office of the Judge of Probate of Shelby County.
7. Rights of others in and to the use of both the 20 foot and 30 foot non-exclusive access easements across Lots 3 and 4 as shown on the plat map recorded in Map Book 47, Page 63, in the Office of the Judge of Probate of Shelby County.
8. Rights of parties in possession under unrecorded leases.

9. Easement for ingress and egress as recorded in Instrument Number 20100303000061840 and re-recorded in Instrument Number 20140226000052510 in the Office of the Judge of Probate of Shelby County.
10. 30 foot easement for ingress/egress and utility easement recorded in Instrument Number 20030902000582560 in the Office of the Judge of Probate of Shelby County.

\$361,200.00 paid by mortgage recorded simultaneously herewith.

By acceptance of this deed, Grantee acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, the above described property unto the Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the 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.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 10th day of April, 2018.

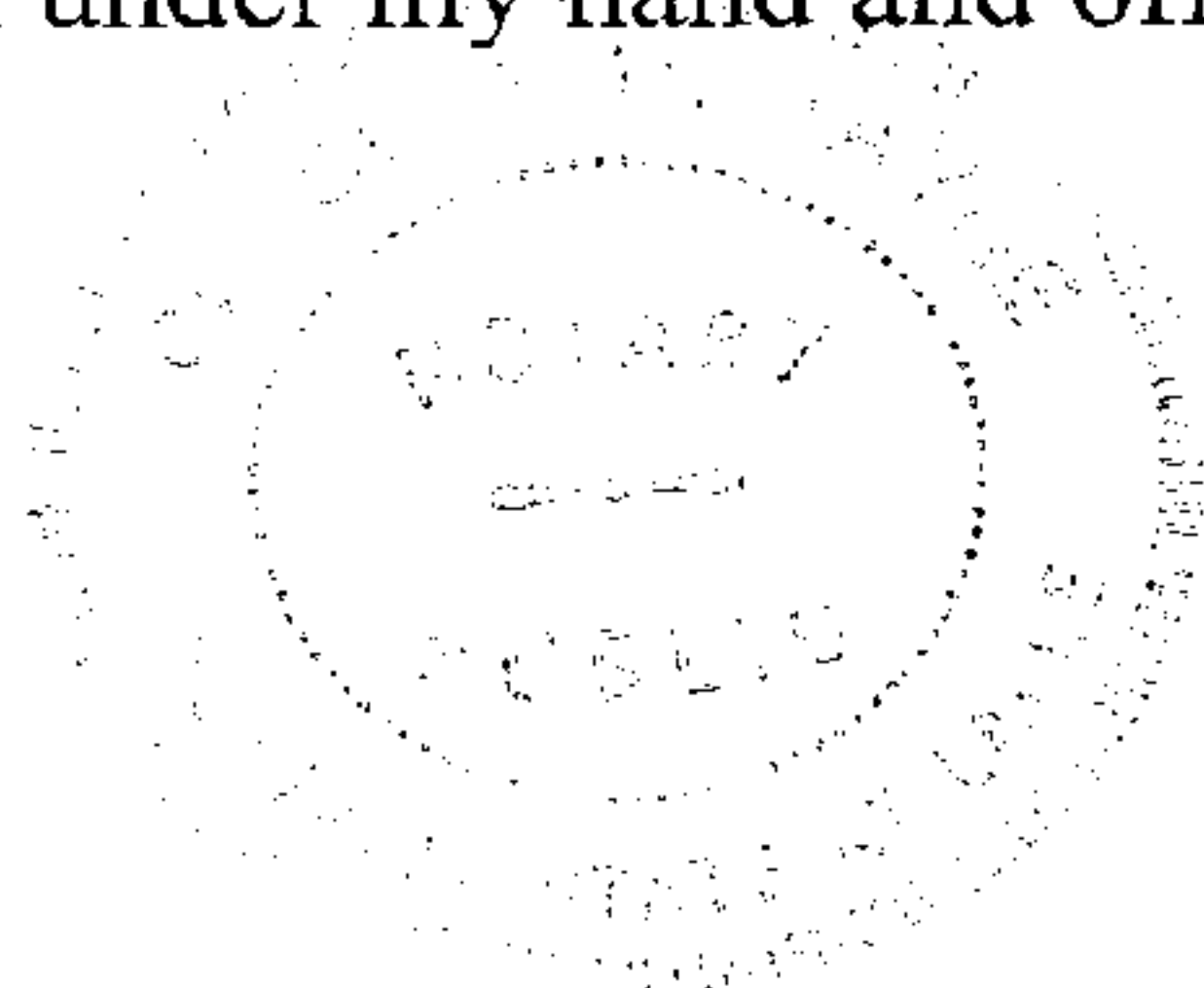
FIRST US BANK, formerly known as First United Security Bank

By: X *Parrish Argo* V.P.
Parrish Argo, VP-Special Assets Officer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Parrish Argo, whose name as VP-Special Assets Officer of First US Bank, formerly known as First United Security Bank, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 10th day of April, 2018.



[Signature]
Notary Public
My Commission Expires: 7-31-19

