

This instrument was prepared by:

Ray D. Gibbons, Esq.
Gibbons Law LLC
100 Corporate Parkway, Suite 125
Birmingham, Alabama 35242

Send tax notices to:

Diversified Gas & Oil Corporation
1800 Corporate Drive
Birmingham, Alabama 35242
Attention: Bradley G. Gray

STATUTORY WARRANTY DEED

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

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned, **Sheffield Realty I, L.L.C.**, an Alabama limited liability company (the "Grantor"), with a mailing address of 900 Corporate Drive, Hoover, Alabama 35242, Attention: Donald E. Capps, in hand paid by **Diversified Gas & Oil Corporation**, a Delaware corporation (the "Grantee"), with a mailing address of 1800 Corporate Drive, Birmingham, Alabama 35242, Attention: Bradley G. Gray, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO exceptions, if any, also shown in Exhibit "A" attached hereto (the "Permitted Encumbrances")

TO HAVE AND TO HOLD to Grantee, its heirs, successors and assigns forever.

And subject to the foregoing, the Grantor does for itself, its heirs, successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

Pursuant to the provisions of Ala. Code §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Sheffield Realty I, L.L.C.
900 Corporate Drive
Hoover, Alabama 35242

Grantee's Name and Mailing Address:

Diversified Gas & Oil Corporation
1800 Corporate Drive
Birmingham, Alabama 35242

Property Address: 1800 Corporate Drive
Birmingham, Alabama 35242

Purchase/Sale Price: \$2,500,000.00

Date of Sale: September 25, 2018

The purchase price or actual value claimed can be verified in the following documentary evidence:

<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		

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 25th day of September, 2018.

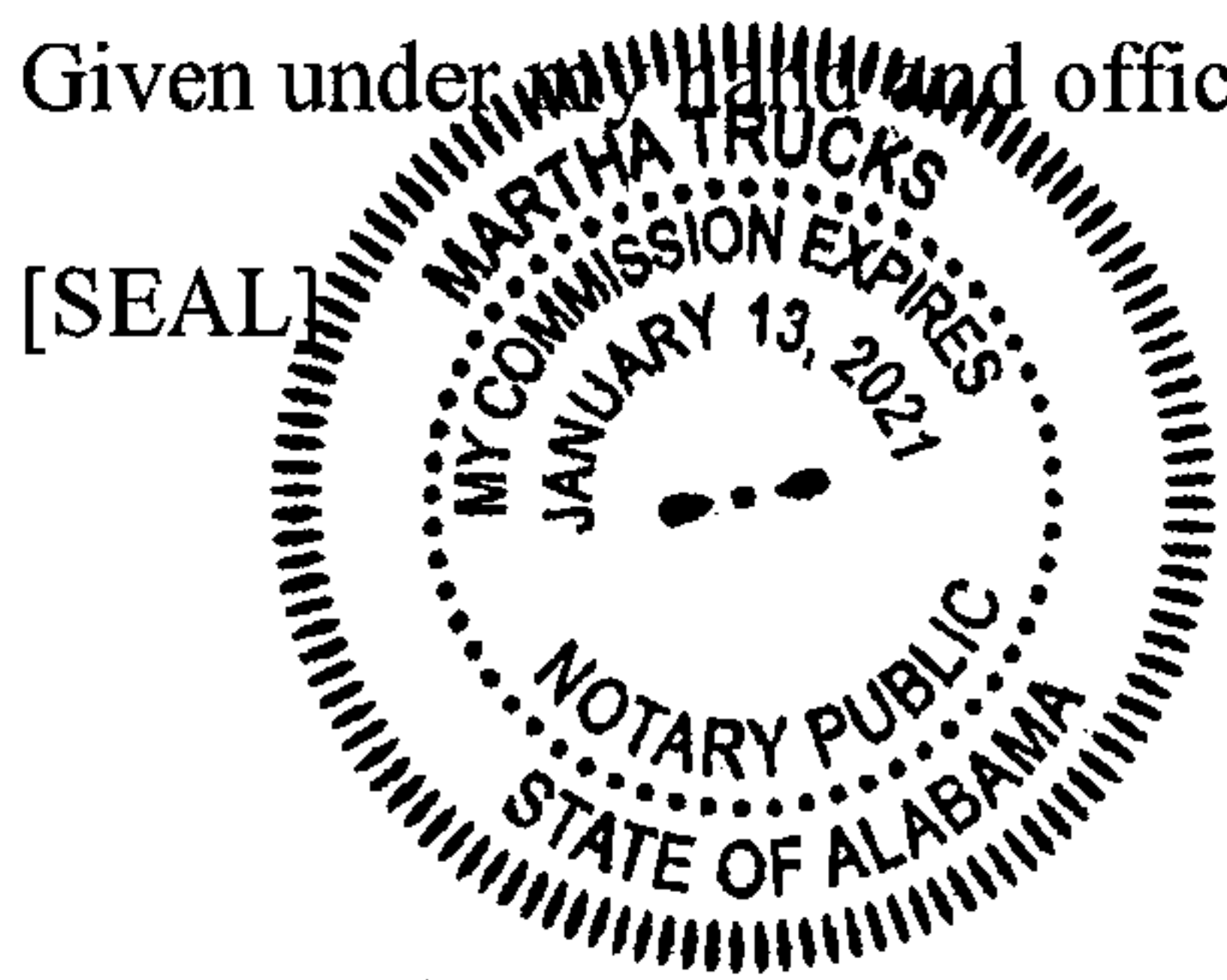
Sheffield Realty I, L.L.C.,
an Alabama limited liability company

By: Donald E. Capps
Donald E. Capps
Its: Manager

STATE OF ALABAMA §
COUNTY OF Shelby §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald E. Capps, whose name as Manager of Sheffield Realty I, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 25 day of September, 2018.



Martha Trucks
Notary Public
My Commission Expires:

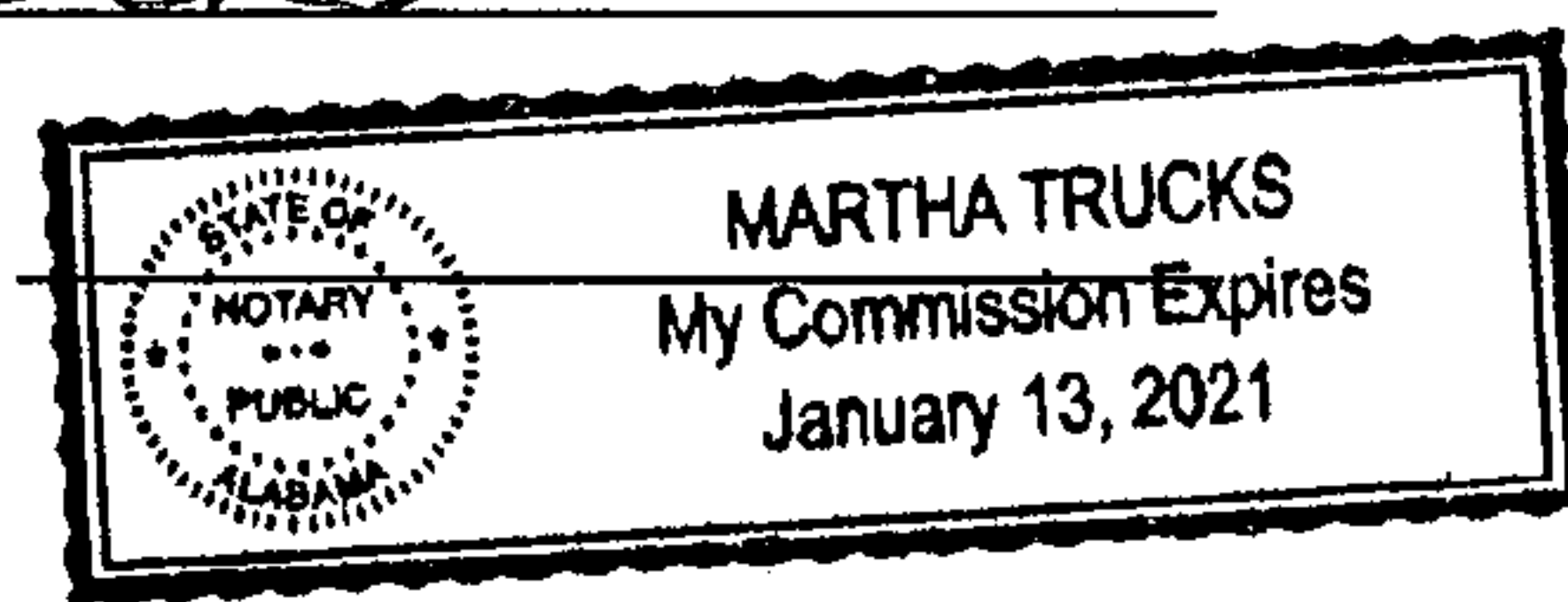


EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

Lot 9-A, according to the Survey of Resurvey of Lot 9, Meadow Brook Corporate Park South, Phase 11, as recorded in Map Book 16, Page 127, in the Probate Office of Shelby County, Alabama.

ALSO, a non-exclusive ingress and egress easement for roadway described as follows:

Being a part of Lot 9, Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12 page 10, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows: Begin at the Southeastern most corner of Lot 10, Meadow Brook Corporate Park South, Phase 11, said point being on the Northeast right of way line of Corporate Park Drive and run in a Northeasterly direction along the Southeast line of Lot 10 a distance of 82.46 feet to a point; thence 90 deg. 00 min. to the right in a Southeasterly direction a distance of 42.00 feet to a point, said point being on the Northwest line of Lot 1, Meadow Brook Post Office Site (recorded in Map Book 11 page 73); thence 90 deg. 00 min. to the right in a Southwesterly direction and along the Northwest line of said Lot I a distance of 80.00 feet to a point on a curve to the left having a radius of 351.67 feet and a central angle of 6 deg. 51 min. 34 sec., said point being the Southwestern most point of Lot 1 and also being the Northeast right of way lien of Corporate Drive; thence 89 deg. 58 min. 55 sec. to the right (angle measured to tangent) along said curve and along said right of way in a Northwesterly direction a distance of 42.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Terms, conditions and restrictions contained in Easement Agreement recorded in Inst. No. 1992-27437 and corrected in Inst. No. 1992-27964.
5. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporation Park as set out in Real 64, page 91, along with 1st Amendment recorded in Real 95, page 826; 2nd Amendment recorded in Real 141, page 784; 3rd Amendment recorded in Real 177, page 244; 4th Amendment recorded in Real 243, page 453; 5th Amendment recorded in Real 245, page 89; 6th Amendment recorded in Instrument #1992-23529; 7th Amendment recorded in Instrument #1995-03028; 8th Amendment recorded in Instrument #1995-04188; 9th Amendment recorded in Instrument #1996-5491; 10th Amendment recorded in Instrument #1996-32318; 11th Amendment recorded in Instrument 41997-30077; 12th Amendment recorded in Instrument #1997-37856; 13th Amendment recorded in Instrument #1998-5588 and 14th Amendment recorded in Instrument #1999-41655; 15th Amendment recorded in Instrument #1998-46243; and 16th Amendment recorded in Instrument #1999/02935 as to that portion of subject property formally known as Lot 6-0, Meadow Brook Corporate Park Survey, Phase II, Resurvey No. 6 recorded in Map Book 25, page 13; Seventeenth Amendment to Declaration of Covenants recorded in 20021217000631360 and Eighteenth Amendment to Declaration of Covenants recorded in Inst No. 20100927000316200 in the Probate Office, Shelby County, Alabama. Assignment of Developer Rights recorded in Instrument #2001 page 35829.
6. That certain Agreement concerning Electric Service to Meadow Brook between Alabama Power Company and Daniel International Corporation as recorded in Misc. Book 48, page 880.

