

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

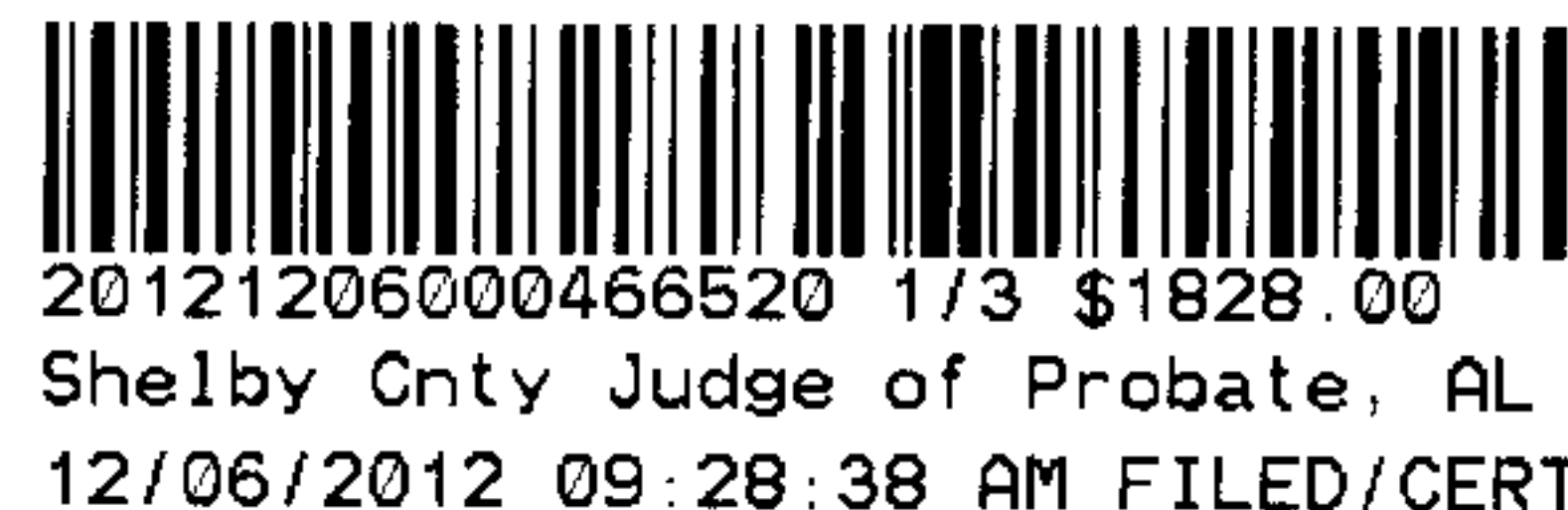
Send Tax Notice To:

CERP, LLC
Donald Ross Pritchard, Jr.
2700 4th Avenue South
Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Eight Hundred Ten Thousand and 00/100 (\$1,810,000.00) dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the undersigned **ALABASTER MB, LLC**, an Alabama limited liability company, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **CERP, LLC**, an Alabama limited liability company, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a Westerly direction along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 299.98 feet to the point of intersection with the East boundary of the right of way of the L & N Railroad; thence turning an angle of 83 degrees 18 minutes to the left in a Southwesterly direction along the East boundary of said railroad right of way 520.72 feet to an existing PK nail being the point of beginning of the tract of land herein described; thence turn an angle of 90 degrees 19 minutes 42 seconds to the left and run a distance of 78.59 feet to a cross cut in concrete being on the West right of way line of U.S. Highway #31; thence turn an angle of 89 degrees 50 minutes 42 seconds to the right and run a distance of 185.46 feet to an existing nail being on the West right of way line of U.S. Highway #31; thence turn an angle of 90 degrees 10 minutes 42 seconds to the right and run a distance of 80.15 feet to a nail being on the East right of way line of L & N Railroad; thence turn an angle of 90 degrees 18 minutes 18 seconds to the right and run a distance of 185.43 feet, more or less, to the point of beginning.

PARCEL II:

A tract fronting on the West side of U.S. Highway #31 and extending back to L & N Railroad right of way more particularly described as follows:

From the Northeast corner of Southeast $\frac{1}{4}$ - Northeast $\frac{1}{4}$, Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, run Westerly along the North line, Southeast $\frac{1}{4}$ Northeast $\frac{1}{4}$, of Section 35, Township 20 South, Range 3 West for 299.98 feet to a point on the East right of way line of the Louisville and Nashville Railroad; thence turn an angle of 83 degrees 18 minutes to the left and run Southwesterly along the East right of way line of the L & N Railroad for 382.12 feet to an existing cross being the point of beginning; thence continue Southwesterly along the East right of way line of the L & N Railroad 138.6 feet to an existing PK nail; thence turn an angle of 90 degrees 19 minutes 42 seconds to the left and run Southeasterly 78.59 feet to a cross cut in concrete and being on the West right of way line of U.S. Highway #31; thence turn an angle of 90 degrees 09 minutes 18 seconds to the left and run Northeasterly along the West right of way line of U.S. Highway #31, 138.47 feet to an existing Weygand rebar; thence turn an angle to the left of 89 degrees 45 minutes and run in a Westerly direction for a distance of 77.42 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Taxes for the year 2013 and subsequent years not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. Right-of-way granted to AT&T recorded in Volume 232, Page 538.
4. Right-of-way granted to Alabama Power Company recorded in Volume 170, Page 252 and Volume 179, Page 89.
5. Telecommunications easement recorded in Inst. No. 20120217000059230.

Shelby County, AL 12/06/2012
State of Alabama
Deed Tax: \$1810.00

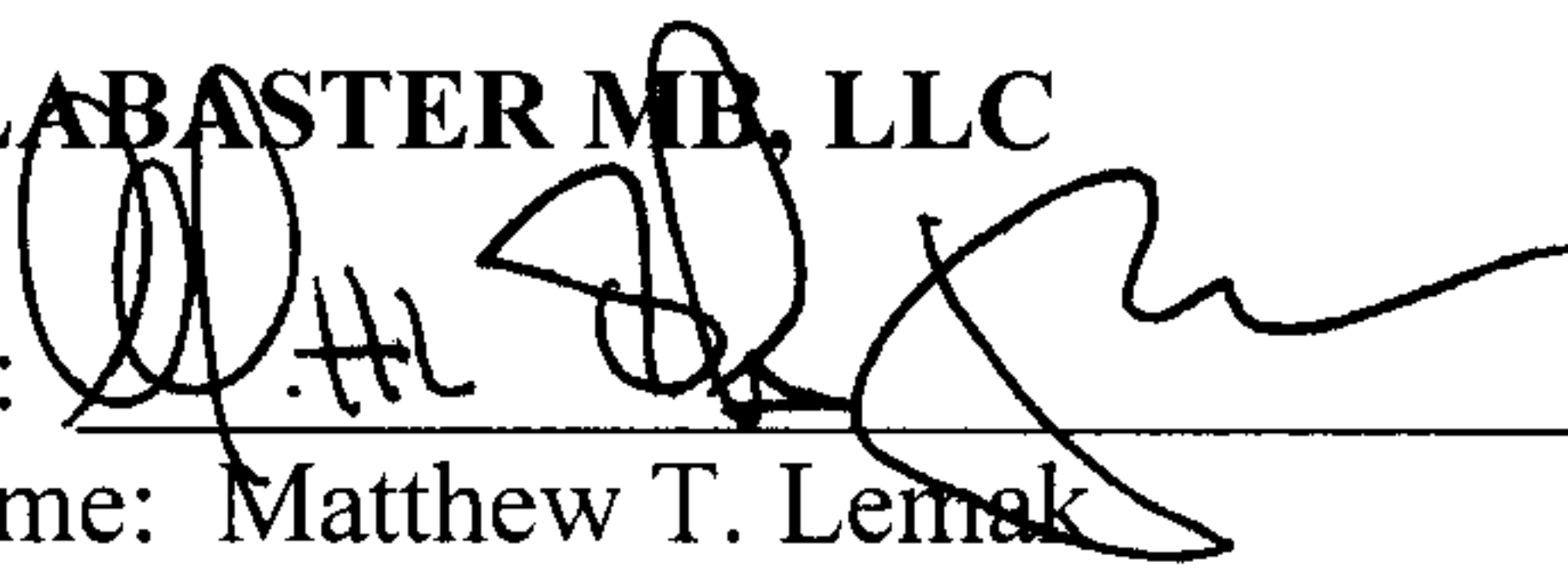
6. Use restrictions contained in deed recorded in Inst. No. 20090714000268900.

Grantor makes no representations or warranties as to Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, who is duly authorized to execute this conveyance, has hereto set his signature and seal this 27th day of November, 2012.

ALABASTER MB, LLC
By: 
Name: Matthew T. Lemak
Its: Sole Member

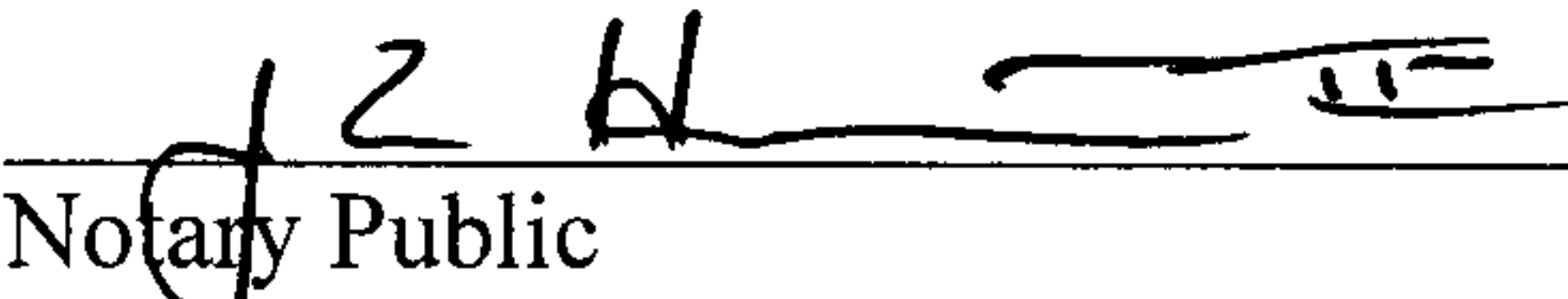
STATE OF ALABAMA)

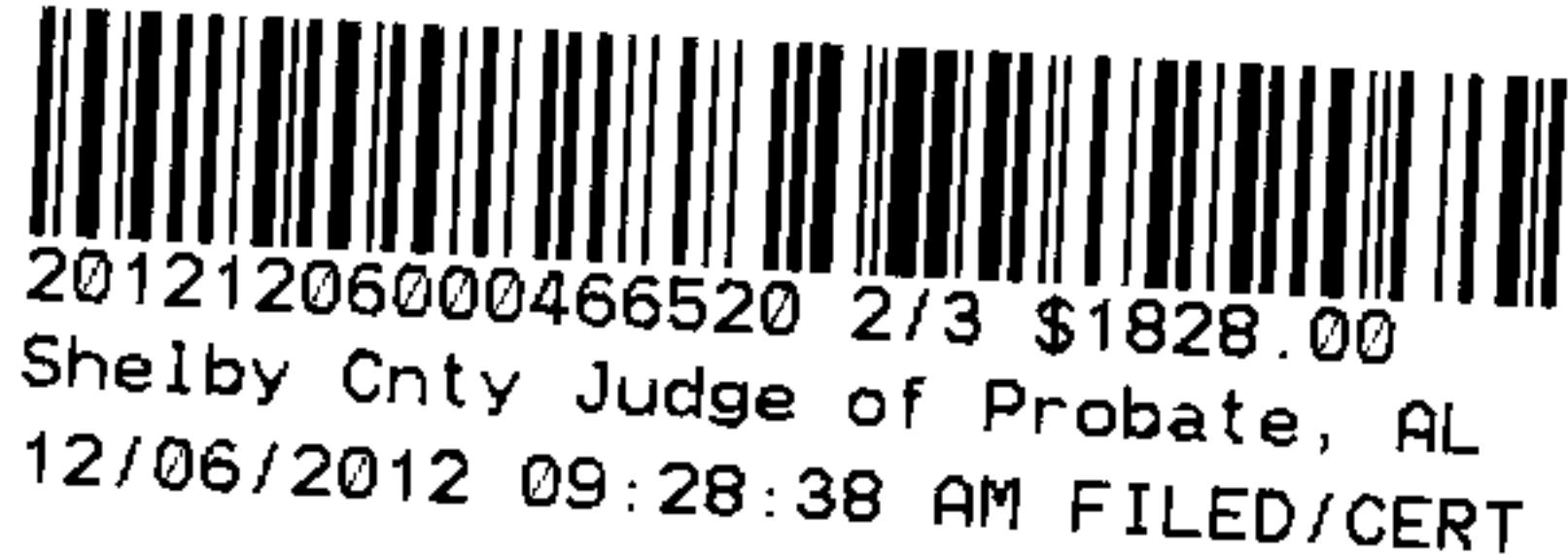
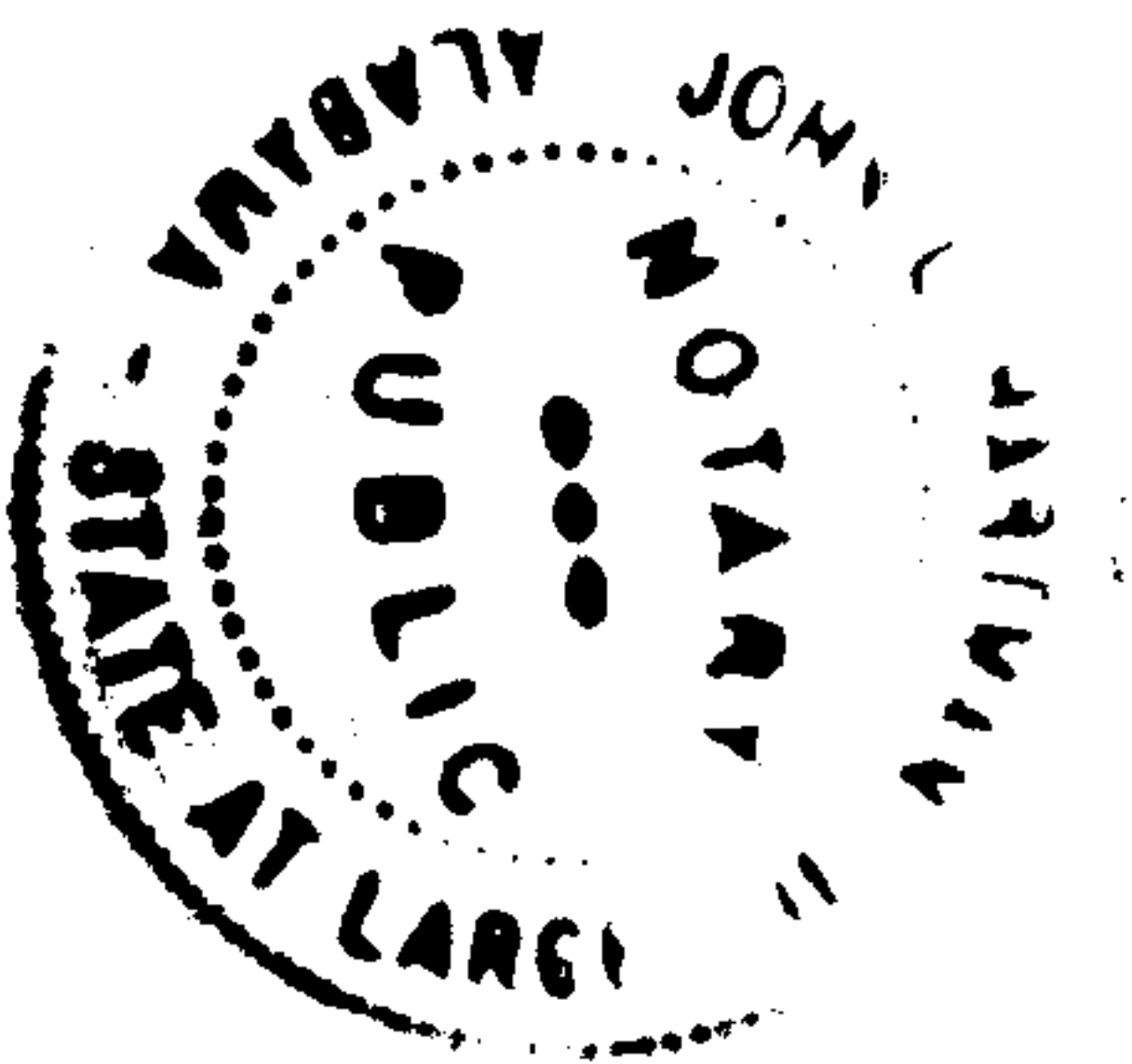
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew T. Lemak, whose name as Sole Member of ALABASTER MB, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 27th day of November, 2012.

My Commission Expires: 8/4/13


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name ALABASTER MB, LLC

Mailing Address 2316 1st Avenue South
Birmingham, Alabama 35223

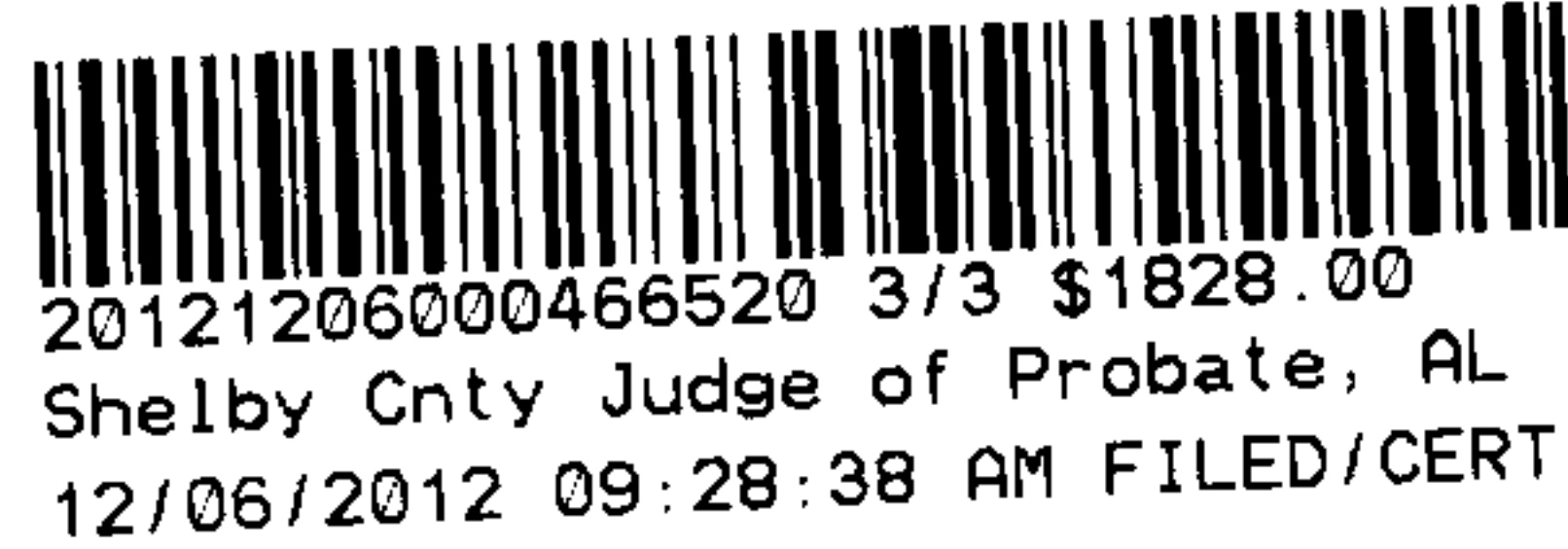
Grantee's Name CERP, LLC

Mailing Address 2700 4th Avenue South
Birmingham, Alabama 35223

Property Address 831 1st Street North
Alabaster, Alabama 35007

Date of Sale November 27, 2012

Total Purchase Price \$1,810,000.00
or Actual Value \$
or Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" 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 November 27, 2012

Print John L. Hartman III

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one