

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Transportation Realty, Inc.

(Address) 1 Racehorse Drive
East St. Louis, IL 62205

Limited Liability Company Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of **THREE HUNDRED FOURTEEN THOUSAND NINE HUNDRED TWENTY and 00/100 (\$314,920.00) DOLLARS**, to the undersigned **HOLLAND REAL ESTATE COMPANY, LLC**, an Alabama limited liability company, whose address is **P. O. Box 1008, Alabaster, Alabama 35007** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **TRANSPORTATION REALTY, INC.**, an Indiana corporation, whose address is **1 Racehorse Drive, East St. Louis, IL 62205** (herein referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, which maintains the address of 412 Industrial Park Drive, Montevallo, Alabama 35115, to-wit:

COMMENCE AT THE NW CORNER OF SECTION 27, TWP 22 SOUTH, RANGE 3 WEST; THENCE RUN S 85-12'12" E ALONG THE NORTH LINE OF SAID SECTION 27 FOR 1864.37' TO A FOUND CAP REBAR; THENCE RUN S 85-06'12" E, ALONG SAID NORTH LINE FOR 300.19' TO A FOUND REBAR AND THE POINT OF BEGINNING; THENCE RUN S 84-02'12" E ALONG SAID NORTH LINE FOR 238.19' TO A FOUND OPEN TOP PIPE; THENCE RUN S 04-36'14" W FOR 127.00' TO A SET 1/2" REBAR; THENCE RUN S 43-56'58" W FOR 154.53'; THENCE RUN S 52-23'37" W FOR 197.18' TO A SET 1/2" REBAR; THENCE RUN S 41-51'16" W FOR 333.79' TO A SET 1/2" REBAR; THENCE RUN S 32-30'28" W FOR 354.10' TO A SET 1/2" REBAR; THENCE RUN S 36-58'20" W FOR 371.88' TO A SET 1/2" REBAR; THENCE RUN N 58-29'39" W FOR 235.10' TO A SET 1/2" REBAR ON THE EASTERLY RIGHT OF WAY LINE OF INDUSTRIAL ROAD; THENCE RUN N 06-09'02" E ALONG SAID RIGHT OF WAY LINE FOR 105.88' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32-47'21" AND A RADIUS OF 447.93'; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR 256.34' TO THE END OF SAID CURVE; THENCE RUN N 38-56'23" E, ALONG SAID RIGHT OF WAY FOR 431.87' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55-39'49" AND A RADIUS OF 65.00'; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR 63.15' TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 99-07'24" AND A RADIUS OF 105.00'; THENCE RUN ALONG THE ARC OF SAID CURVE, AND RIGHT OF WAY FOR 181.65' TO A FOUND CAP REBAR; THENCE RUN S 61-48'34" E FOR 62.41' TO A FOUND CAP REBAR; THENCE RUN N 50-09'36" E FOR 143.72' TO A FOUND 1/2" REBAR; THENCE RUN N 43-07'31" E FOR 116.27' TO A FOUND CAP REBAR; THENCE RUN N 28-57'14" E FOR 166.09' TO THE POINT OF BEGINNING. CONTAINING 9.54 ACRES.

SUBJECT TO:

- Taxes for 2013 and subsequent years.
- Easement to Water Works Board Montevallo recorded in Inst. No. 2002-16226.

Shelby County, AL 08/08/2013
State of Alabama
Deed Tax: \$315.00


20130808000323940 1/3 \$335.00
Shelby Cnty Judge of Probate, AL
08/08/2013 03:16:21 PM FILED/CERT

- Permits to Alabama Power Company recorded in Deed Book 112, Page 63; Deed Book 121, Page 254 and Deed Book 133, Page 493.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its 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 said GRANTOR, by and through **Clay M. Holland**, as **Manager of Holland Real Estate Company, L.L.C.**, who is authorized to execute this conveyance, hereto sets his signature and seal, this the 7th day of August, 2013.

**HOLLAND REAL ESTATE
COMPANY, L.L.C.**

Clay M. Holland
By: Clay M. Holland
Its: Member/Manager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clay M. Holland**, whose name as Manager of **HOLLAND REAL ESTATE COMPANY, 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 officer 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 7th day of Aug., 2013.

[Signature]
Notary Public
My Commission Expires: 07/31/17



20130808000323940 2/3 \$335.00
Shelby Cnty Judge of Probate, AL
08/08/2013 03:16:21 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Holland Real Estate Company, LLC Grantee's Name Transportation Realty, Inc.
Mailing Address P.O. Box 1008 Mailing Address 1 Racehorse Drive
Alabaster, AL 35007 East St. Louis, IL 26205
Property Address 412 Industrial Park Drive Date of Sale August 7, 2013
Montevallo, AL 35115 Total Purchase Price \$ 314,920.00
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) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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).

Verified By: Mitchell A. Spears

Print Clay M. Holland
Sign Clay M. Holland
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 7th day of August, 2013.


20130808000323940 3/3 \$335.00
Shelby Cnty Judge of Probate, AL
08/08/2013 03:16:21 PM FILED/CERT

Notary Public
My commission expires: 07/31/17