

Send tax notice to:
SCP Five, LLC
110 Office Park Drive, Suite 200
Birmingham, Alabama 35223

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **SHELBY COMMERCE PARK, LLC**, an Alabama limited liability company ("Grantor"), by **SCP FIVE, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth the following described real estate situated in Shelby County, Alabama, to-wit:


See Exhibit A attached hereto

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever, subject however, to the following:

See Exhibit B attached hereto

Grantor will warrant and defend the title to said premises unto the said Grantee, and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

[Signature Page Follows]


20131010000407150 1/6 \$857.50
Shelby Cnty Judge of Probate, AL
10/10/2013 01:46:15 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed on or as of the 9th day of October, 2013.

SHELBY COMMERCE PARK, LLC

By: Graham & Company, LLC, Its Manager

By: H. Michael Graham

Name: H. Michael Graham

Title: Manager

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that H. Michael Graham, whose name as Manager of Graham & Company, LLC, in its capacity as the Manager of SHELBY COMMERCE PARK, 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, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in such capacity.

Given under my hand and official seal this 4th day of October, 2013.

Dennis S. DeLoach

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 24, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[NOTARIAL SEAL]

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This instrument prepared by:
J. David Dresher
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203-2104

EXHIBIT A TO STATUTORY WARRANTY DEED

Legal Description

Parcel One

Being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28 and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Begin at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama and run East along the North line of same 1361.66 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence an interior angle of $180^{\circ}20'45''$ and run to the left in an Easterly direction along the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama 594.44 feet to a point on the Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $107^{\circ}17'24''$ and run to the right in a Southeasterly direction along said Right of Way 761.58 feet to a point; thence an interior angle of $81^{\circ}00'06''$ and run to the right in a Southwesterly direction 83.57 feet to a point; thence an interior angle of $93^{\circ}14'08''$ and run to the right in a Northwesterly direction 47.59 feet to a point being the Northeasterly corner of an existing cemetery and Parcel – 2, as described herein; thence an interior angle of $267^{\circ}04'14''$ and run to the left in a Southwesterly direction along the Northerly line of said cemetery and Parcel – 2 170.22 feet to a point being the Northwesterly corner of said cemetery and Parcel – 2; thence an interior angle of $272^{\circ}55'46''$ and run to the left in a Southeasterly direction along the Westerly line of said cemetery and Parcel – 2; 113.53 feet to a point being the Southwest corner of said cemetery and Parcel – 2; thence an interior angle of $266^{\circ}30'01''$ and run to the left in a Northeasterly direction along the Southerly line of said cemetery and Parcel – 2; 170.32 feet to the Southeasterly corner of said cemetery and Parcel – 2; thence an interior angle of $273^{\circ}29'59''$ and run to the left in a Northwesterly direction along the Easterly line of said cemetery and Parcel – 2; 47.60 feet; thence an interior angle of $86^{\circ}45'52''$ and run to the right in a Northeasterly direction 85.60 feet to a point on said Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $98^{\circ}59'54''$ and run to the right in a Southeasterly direction along said Right of Way 197.19 feet to the Point of Curve of a curve to the right, having a radius of 1098.79 feet and a central angle of $6^{\circ}05'20''$; thence continue in a Southeasterly direction along said Right of Way and the arc of said curve 116.77 feet to a point on said curve and Right of way being the Northeasterly corner of Lot 1, of Shelby Commerce Park, as recorded in Map Book 31, page 138 in the Probate Office of Shelby County, Alabama; thence an interior angle of $79^{\circ}03'54''$ from the tangent of said point on curve and run to the right in a Westerly direction along the North line of said Lot 1, 878.11 feet to a point on the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence an interior angle of $181^{\circ}31'58''$ and run to the left in a Westerly direction continuing along the north line of said Lot 1, 1152.88 feet to the Northwesterly corner of said Lot 1, being on the Northeasterly Right of Way of CSX Transportation Railroad Right of Way; thence an interior angle of $115^{\circ}17'30''$ and run to the right in a Northwesterly direction along said Right of Way 531.91 feet to a point; thence an interior angle of $153^{\circ}11'52''$ and run to the right in a Northerly direction along the Easterly line of property of Chemical Lime Company of Alabama, Inc., 622.84 feet to the Point of Beginning.

Together with rights under that certain Conditional Declaration of Easements by Shelby Commerce Park, LLC, Dixon, LLC and O'Brien, LLC, recorded on June 11, 2007 as Instrument No. 20070611000271480, as corrected by that certain Scrivener's Affidavit dated June 12, 2007, recorded on June 13, 2007, as Instrument No. 20070613000277120.

Parcel Two

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the Northwest corner of the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama and run in a Easterly direction along the North line of same 594.44 feet to a point on the Southwesterly Right of Way of U.S. Highway

No. 31; thence an deflection angle right of $72^{\circ}42'36''$ and run in a Southeasterly direction along said Right of Way 761.58 feet to the Point of Beginning; thence a deflection angle right of $98^{\circ}59'54''$ and run in a Southwesterly direction 83.57 feet to a point; thence an interior angle of $86^{\circ}45'52''$ and run to the left in a Southeasterly direction 20.04 feet; thence an interior angle of $93^{\circ}14'08''$ and run to the left in a Northeasterly direction 85.60 feet to a point on said Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $81^{\circ}00'06''$ and run to the left in a Northwesterly direction along said Right of Way 20.25 feet to the Point of Beginning.




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EXHIBIT B TO STATUTORY WARRANTY DEED

Exceptions to Title

1. Taxes and assessments for the year 2013 and subsequent years, which are a lien, but not yet due and payable.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. All encumbrances, reservations, restrictions, easements, rights-of-way and other matters of record.

Shelby County, AL 10/10/2013
State of Alabama
Deed Tax: \$828.50


20131010000407150 5/6 \$857.50
Shelby Cnty Judge of Probate, AL
10/10/2013 01:46:15 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Shelby Commerce Park, LLC

Grantee's Name SCP Five, LLC

Mailing Address 100 Office Park Drive, Suite 200
Birmingham, AL 35223

Mailing Address 100 Office Park Drive, Suite 200
Birmingham, AL 35223

Property Address 3070 Highway 31
Birmingham, AL

Date of Sale _____

Total Purchase Price \$ _____

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$828,500.00

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other

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 10/9/13

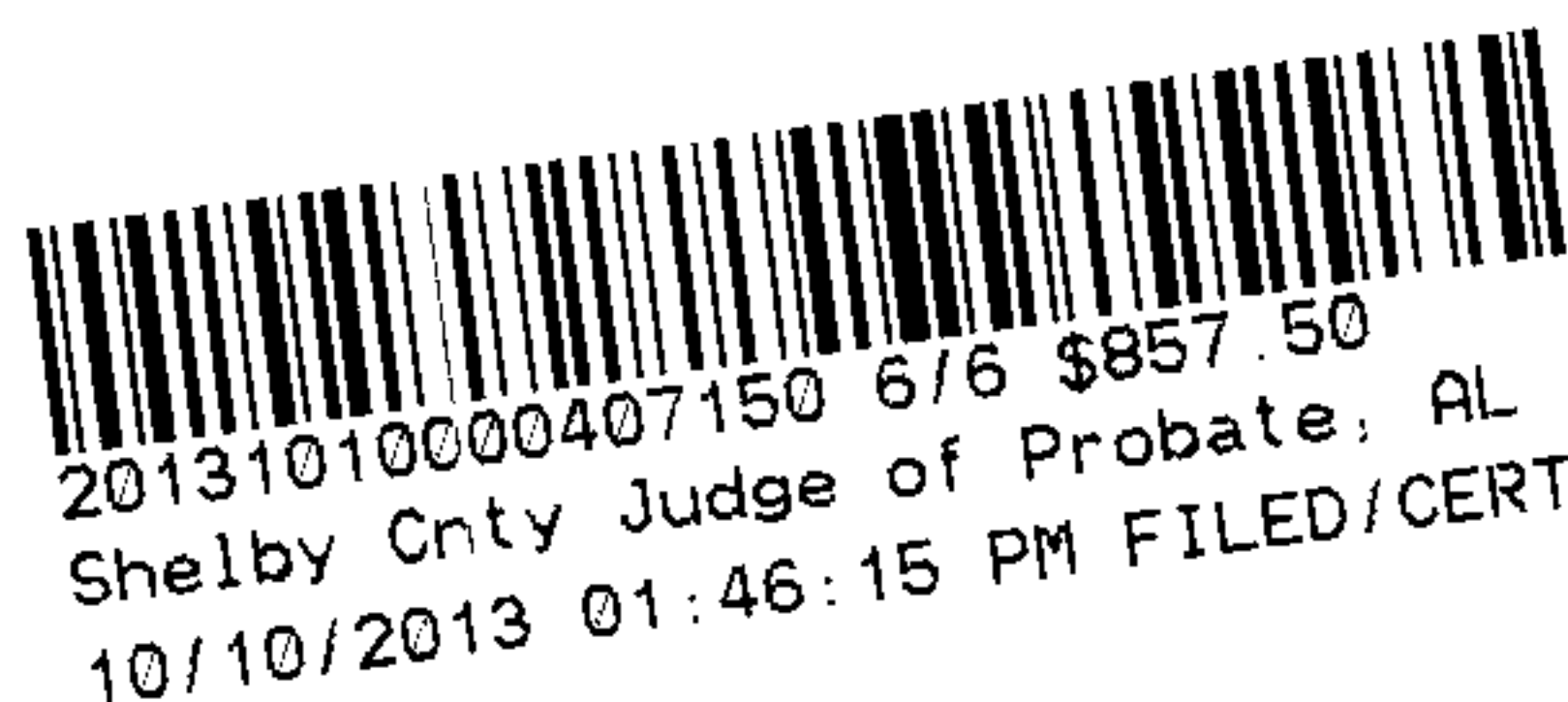
Print David W. Stephenson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1