

This instrument prepared by and,
upon recording, return to:
William L. Cunningham, Jr.
2233 Second Avenue North
Birmingham, Alabama 35203

Send tax notice to:
Shelby Investments, LLC
c/o Mr. Tim Webster
2464 Glasscott Point
Hoover, Alabama 35226

STATE OF ALABAMA)
 :
SHELBY AND BIBB COUNTY)

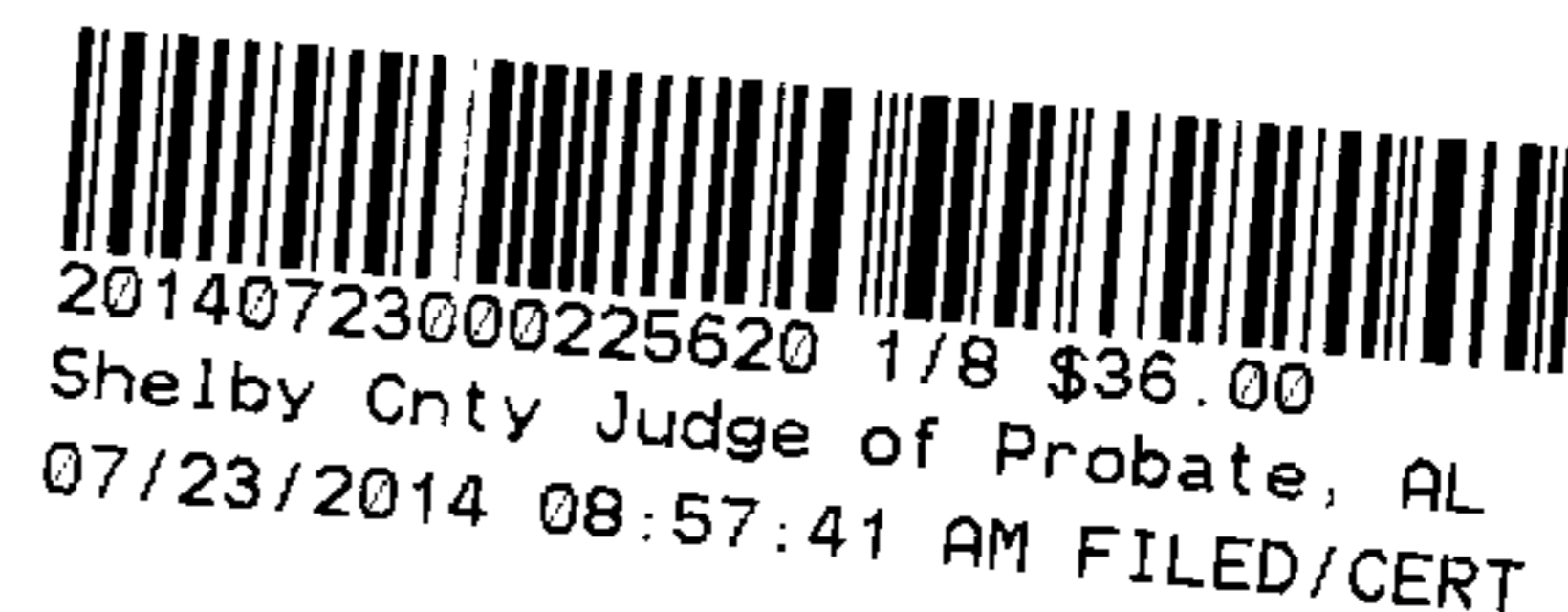
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid in hand to THE WESTERVELT COMPANY, INC., a Delaware corporation (herein called the "Grantor"), by SHELBY INVESTMENTS, LLC, a Georgia limited liability company (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby and Bibb Counties, Alabama, as described in Exhibit A attached hereto and depicted on drawing attached marked as Exhibit B hereto and incorporated herein by reference.

SUBJECT TO:

1. Taxes for the year 2014 and subsequent years;
2. Easements, restrictions, agreements and rights of way, if any, which may affect subject property, appearing in the Office of the Judge of Probate in Bibb and Shelby County, Alabama;
3. Grantor reserves unto itself, its successors and assigns, all oil, gas, minerals and mineral and mining rights that it may own;
4. Grantor also reserves unto itself, an existing non-exclusive easement for ingress and egress over and across the property being identified on drawing attached marked as Exhibit C.

And the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor except as set forth herein, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto



belonging, unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, except as hereinabove stated.

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

IN WITNESS WHEREOF, THE WESTERVELT COMPANY, INC. has caused this conveyance to be signed in its corporate name by its duly authorized officer, as of the 7th day of July, 2014.

GRANTOR:

THE WESTERVELT COMPANY, INC.,
a Delaware corporation

By: James J. King, Jr.
James J. King, Jr., Its Vice President

STATE OF ALABAMA)
 :
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr., as Vice President of THE WESTERVELT COMPANY, INC., a Delaware corporation, whose name 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 said instrument, he/she executed the same voluntarily and with full authority, on behalf of said corporation.

GIVEN under my hand and seal, this 7th day of July, 2014.

[NOTARIAL SEAL]

Anna Blaylock
Notary Public
My commission expires _____
MY COMMISSION EXPIRES FEB. 17, 2018



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Shelby Cnty Judge of Probate, AL
07/23/2014 08:57:41 AM FILED/CERT

EXHIBIT A
Legal Description

Part of Section 14, Township 21 South, Range 5 West, situated in Bibb County, Alabama as follows:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ except that portion of property known as Higginbotham Cemetery lying in the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying East of the centerline of Little Shades Creek; the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying East of the centerline of Little Shades Creek; the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying East of the centerline of Little Shades Creek; the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying northeast of the centerline of Little Shades Creek; the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, except that portion of property lying west of the centerline of Little Shades Creek; the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, except that portion of property lying East of the centerline of Little Shades Creek; the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying North of the centerline of Little Shades Creek.

Part of Section 23, Township 21 South, Range 5 West, situated in Bibb County, Alabama as follows:

The North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying South of the centerline of Little Shades Creek; the Northwest diagonal $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, except that portion of property lying North of the centerline of Little Shades Creek; the Southeast diagonal $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, except that portion of property lying south of the centerline of Little Shades Creek; the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying South of the centerline of Little Shades Creek; all that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying North and East of the centerline of Little Shades Creek.

Part of Section 14, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, except that portion in the Northwest corner which may be part of a cemetery.

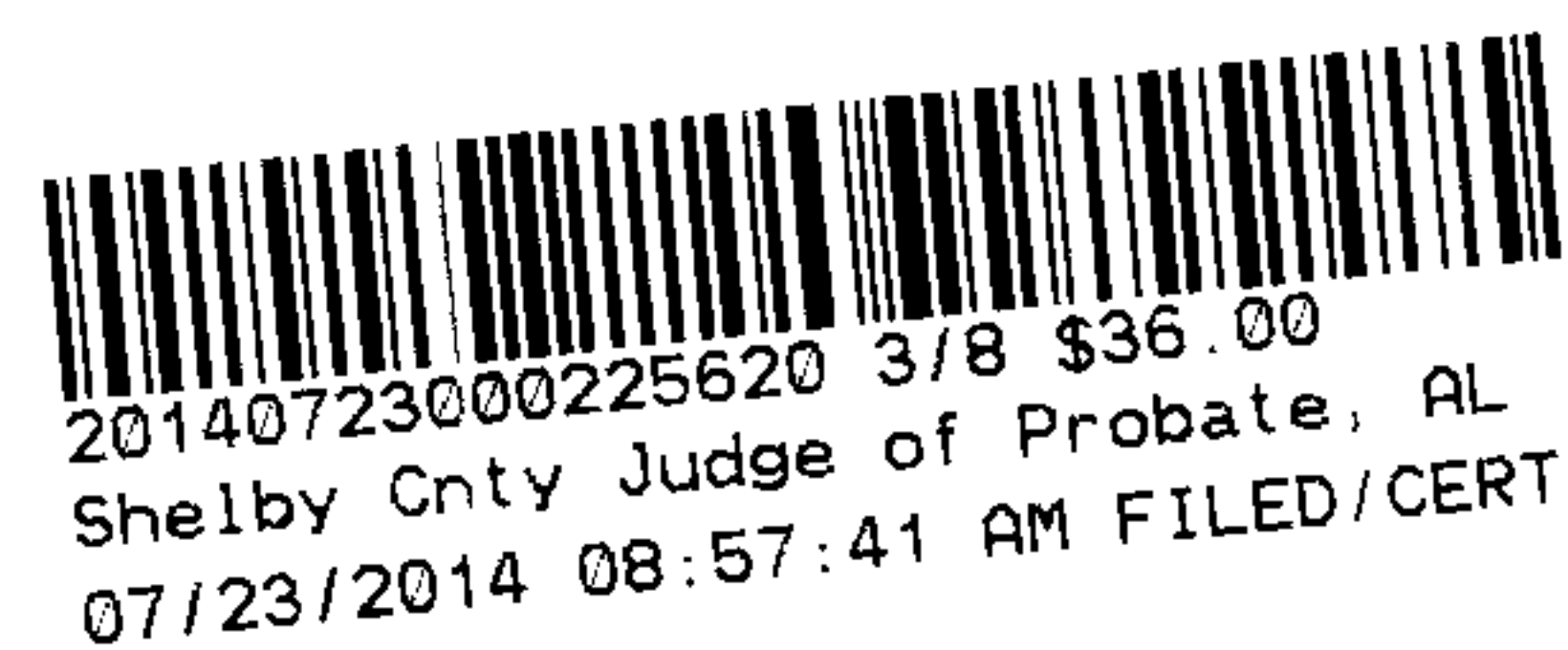
Part of Section 13, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The Northwest $\frac{1}{4}$; the Northeast $\frac{1}{4}$; the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$; the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, except that portion of property lying West of Little Shades Creek.

Part of Section 24, Township 21 South, Range 5 West, situated in Shelby County, Alabama, as follows:

Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$;

Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying North and West of the following Tracts A and B:




LEGAL DESCRIPTION CONTINUED

Tract A

A survey line over and across part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West, Shelby County, Alabama, being more particularly described as follows:

Start at the purported Southwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence run in a Northerly direction along the West boundary of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 952.17 feet to the Point of Beginning; thence with a deflection angle of 56 degrees 42 minutes to the right, run in a Northeasterly direction for a distance of 246.98 feet to a point; thence with a deflection angle of 09 degrees 27 minutes to the right, continue in a Northeasterly direction for a distance of 101.78 feet to a point; thence with a deflection angle of 03 degrees 50 minutes to the left, continue in a Northeasterly direction for a distance of 237.67 feet to a point; thence with a deflection angle of 60 degrees 14 minutes to the left, run in a Northerly direction for a distance of 212.76 feet to a point; thence with a deflection angle of 07 degrees 36 minutes to the right, run in a Northeasterly direction for a distance of 261.25 feet to a point; thence with a deflection angle of 09 degrees 35 minutes to the right, continue in a Northeasterly direction for a distance of 84.67 feet to a point; thence with a deflection angle of 30 degrees 35 minutes to the right, continue in a Northeasterly direction for a distance of 173.44 feet to a point; thence with a deflection angle 23 degrees 06 minutes to the right, continue in a Northeasterly direction for a distance of 141.63 feet to a point; thence with a deflection angle of 13 degrees 24 minutes to the left, continue in a Northeasterly direction for a distance of 196.52 feet to a point; thence with a deflection angle of 52 degrees 49 minutes to the left, continue in a Northeasterly direction for a distance of 329.43 feet to a point; thence with a deflection angle of 05 degrees 16 minutes to the left, run in a Northerly direction for a distance of 441.57 feet to a point; thence with a deflection angle of 57 degrees 17 minutes to the right, run in a Northeasterly direction for a distance of 137.65 feet to the West right-ofway margin of Shelby county Road 251 (a 60 foot prescriptive right-ofway), also being the Point of Ending. Said Line being South and East of an existing woods road.

CONTINUED



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LEGAL DESCRIPTION CONTINUED**Tract B**

Start at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 24; thence run in a Northerly direction along the West boundary of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 1380.47 feet to the Northwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence continue in a Northerly direction along a projection of said line for a distance of 1547.58 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the right, run in an Easterly direction for a distance of 1260.29 feet to a point lying on the East right-of-way margin of Shelby County Road 251 (a 60 foot prescriptive right-of-way), said point being the Point of Beginning; thence with a deflection angle of 52 degrees 33 minutes to the left, run in a Northeasterly direction for a distance of 135.69 feet to a point; thence with a deflection angle of 21 degrees 17 minutes to the right, continue in a Northeasterly direction for a distance of 234.36 feet to a point; thence with a deflection angle of 12 degrees and 44 minutes to the right, continue in a Northeasterly direction for a distance of 474.07 feet to a point; thence with a deflection angle of 18 degrees 42 minutes to the right, run in an Easterly direction for a distance of 288.12 feet to a point; thence with a deflection angle of 06 degrees and 24 minutes to the right, run in a Southeasterly direction for a distance of 128.40 feet to a point; thence with a deflection angle of 16 degrees and 43 minutes to the left, run in a Northeasterly direction for a distance of 132.07 feet to a point; thence with a deflection angle of 12 degrees 45 minutes to the right, run in an Easterly direction for a distance of 214 feet more or less to the East boundary of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24, also being the Point of Ending. Said line being South and East of Red Rock Road.

Less and except any portion of property which may be included in that certain deed to Alabama Trust Fund for the State of Alabama (pursuant to Amendment 543 to the Alabama Constitution of 1901) as recorded in Instrument 20140523000158110 in the Office of the Judge of Probate of Shelby County Alabama.

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Exhibit B

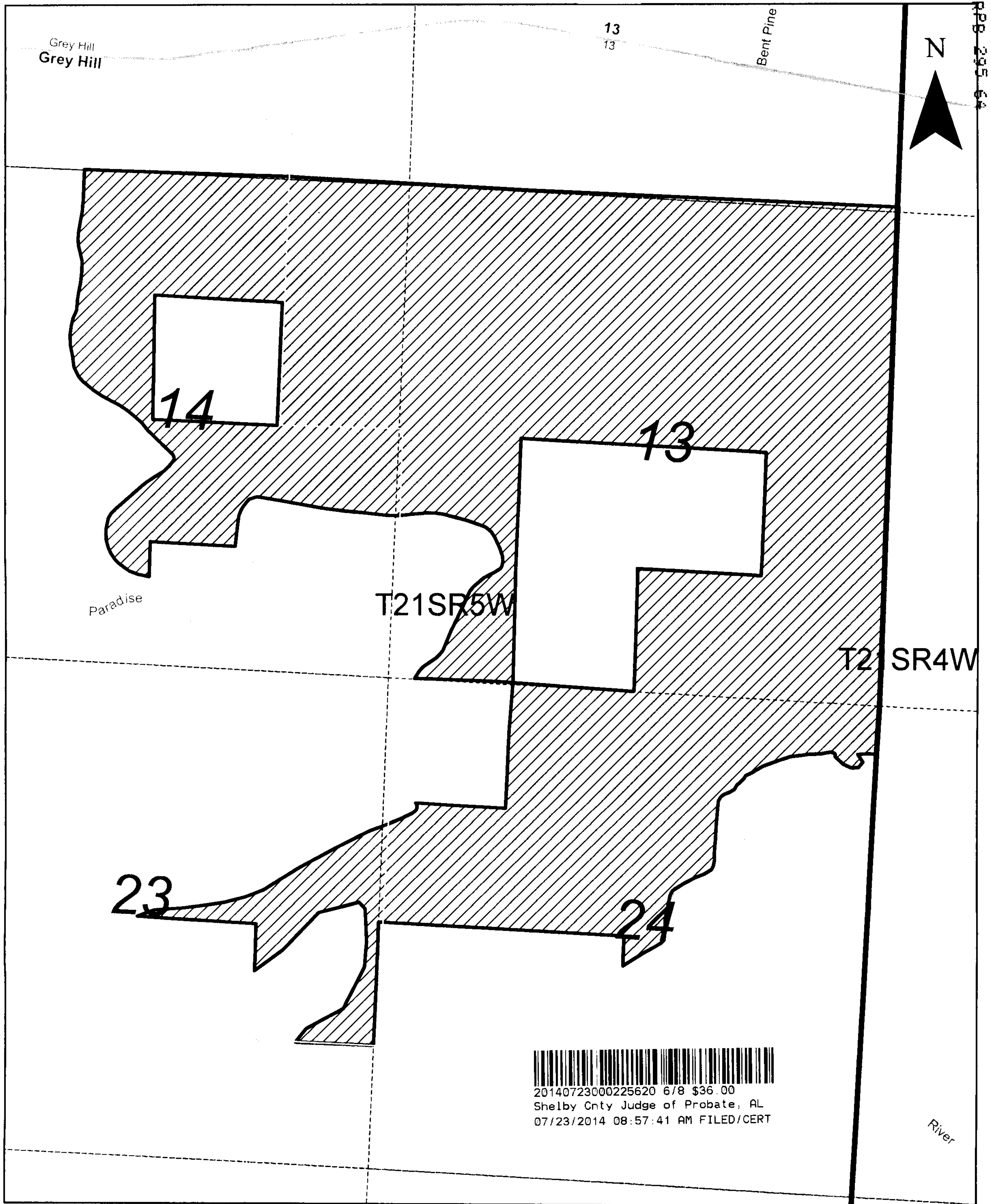
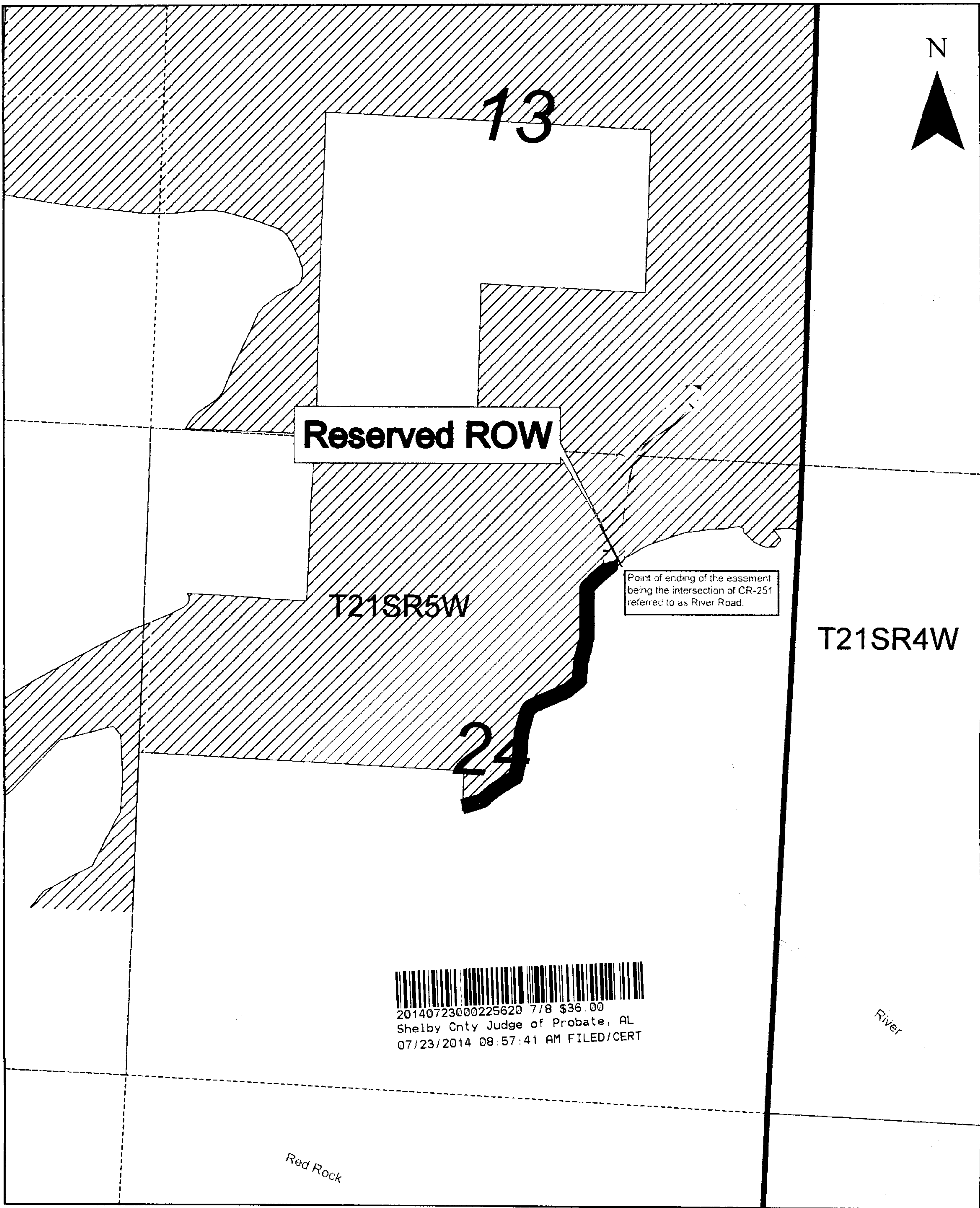


Exhibit C

RPB 295 65



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Shelby Cnty Judge of Probate, AL
07/23/2014 08:57:41 AM 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 The Westervelt Company, Inc.
Mailing Address The Westerfelt Company, Inc.
P.O. Box 48999
Tuscaloosa, Alabama 35404-8999

Grantee's Name Shelby Investments, LLC
Mailing Address C/O Mr. Tim Webster
2464 Glasscott Point
Hoover, Alabama 35226

Property Address Red Rock Road
Northwest situated in
Shelby and Bibb Counties

Date of Sale _____
Total Purchase Price \$1,870,992.00

or
Actual Value \$

or
Assessor's Market Value \$



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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).

Date 7-7-14

Print T Ray Colvin, Jr.

☐ Unattested

Sign T Ray Colvin, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one