

This Instrument Was Prepared By:

Send Tax Notice To:

Felton W. Smith
Balch & Bingham LLP
P.O. Box 306
Birmingham, AL 35201

Abbey-Greystone, LLC
1930 Stonegate Drive
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, ALABAMA POWER COMPANY, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto ABBEY-GREYSTONE, LLC, an Alabama limited liability company (herein referred to as "Grantee"), that real estate situated in Shelby County, Alabama described on Exhibit A hereto, together with all appurtenances thereto, if any (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. Any lien or charge for general or special taxes or assessments not yet delinquent.
2. Mineral, mining, oil and gas and related rights and privileges not owned by the Grantor, if any.
3. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
4. Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property, if any.
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
6. Easements, covenants, reservations, conditions and restrictions of record. Notwithstanding the foregoing, Grantor agrees with Grantee, its successors and assigns that (i) Grantor claims no easement or other rights with respect to the Property pursuant to that certain conveyance recorded at Book 277, Page 324 in

the office of the Judge of Probate of Shelby County, Alabama and (ii) Grantor's easement and rights with respect to the Property pursuant to that certain conveyance recorded at Deed Book 109, Page 501 in said Probate Office shall be limited to those necessary or appropriate for the maintenance of lines in the locations where Grantor's facilities are presently located.

7. Utility easements and facilities serving the Property, whether of record or not.
8. By its acceptance of this conveyance, Grantee, for itself and its heirs, personal representatives, successors and assigns, hereby acknowledges and covenants (i) that it accepts the Property "As Is" and "With All Faults", and (ii) that it releases and waives any claim against Grantor, its employees, agents and contractors relating to the nature and condition of the Property, including, without limitation, the environmental condition thereof.

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of September 30, 2014.

WITNESS:

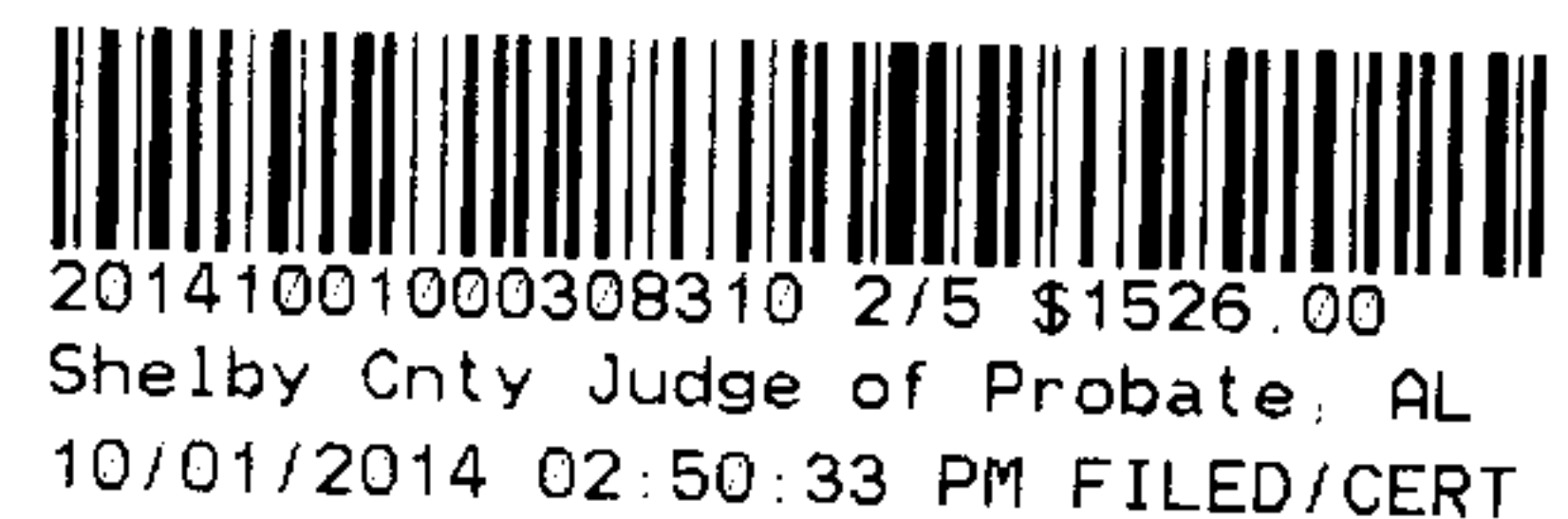
ALABAMA POWER COMPANY

Amy B. Noel

By: Richard M. Harkins
Its: Vice President and Director
of Corporate Real Estate

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard M. Harkins, whose name as Vice President and Director of Corporate Real Estate of **ALABAMA POWER 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 30th day of September, 2014.

Patsy A. Brasher
NOTARY PUBLIC

[Notarial Seal]


My Commission expires: 1-14-17

PATSY A. BRASHER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JANUARY 14, 2017

EXHIBIT A

Description of Property

[The Property is described on the following page and constitutes all or a portion of Tracts 2A, 3A, 4A and 5, D.N. Lee Est., as recorded in Map Book 3, Page 115.]


20141001000308310 3/5 \$1526.00
Shelby Cnty Judge of Probate, AL
10/01/2014 02:50:33 PM FILED/CERT

THE STATE OF ALABAMA,

Shelby

County.

KNOW ALL MEN BY THESE PRESENTS, That Bissell Realty, Inc.

(hereinafter called the grantor.....) for and in consideration of the sum of One Hundred and No/100 Dollars -----(\$100.00) Dollars, to it ----- in hand paid by the ALABAMA POWER COMPANY, a corporation, the receipt whereof is hereby acknowledged, ----- has ----- granted, bargained and sold, and by these presents do.p.s. hereby grant, bargain, sell and convey unto the said Alabama Power COMPANY, (hereinafter called the Company), its successors and assigns, the following described real estate, situated in the County of Shelby and State of Alabama, and described as follows:

A parcel of land situated in the South Half of the Southeast Quarter (S 1/2

of SE 1/4) of Section 29, the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section 29, and the North Half of the Northeast Quarter (N 1/2 of NE 1/4) of Section 32, all being in Township 18 South, Range 01 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 18 South, Range 01 West and run South 66 degrees 30 minutes 01 second West a distance of 1590.40 feet to a point in a creek also being the point of beginning; thence turn an angle to the right and run North 33 degrees 22 minutes 54 seconds East a distance of 90.66 feet to a point in the centerline of said creek; thence turn an angle to the right and run North 40 degrees 58 minutes 55 seconds East a distance of 117.87 feet to a point in the centerline of said creek; thence turn an angle to the right and run North 61 degrees 00 minutes 45 seconds East a distance of 196.92 feet to a point in the centerline of said creek; thence turn an angle to the left and run North 22 degrees 31 minutes 10 seconds East a distance of 211.15 feet to a point; thence turn an angle to the left and run North 01 degree 15 minutes 19 seconds West a distance of 150.18 feet to a point in the centerline of said creek; thence turn an angle to the right and run North 24 degrees 43 minutes 55 seconds East a distance of 165.26 feet to a point in the centerline of said creek; thence turn an angle to the right and run North 50 degrees 34 minutes 05 seconds East a distance of 207.60 feet to a point; thence turn an angle to the left and run North 66 degrees 19 minutes 08 seconds West a distance of 648.23 feet to a point; thence turn an angle to the left and run South 31 degrees 44 minutes 20 seconds West a distance of 339.14 feet to a point; thence turn an angle to the right and run North 58 degrees 15 minutes 22 seconds West a distance of 853.83 feet to a point on the Southeasterly right of way line of State Highway #119 (Cahaba Valley Road); thence turn an angle to the left and run South 27 degrees 24 minutes 54 seconds West along said Southeasterly right of way a distance of 771.17 feet to a point; thence turn an angle to the left and run South 58 degrees 07 minutes 28 seconds East a distance of 14.98 feet to a point; thence turn an angle to the left and run South 58 degrees 11 minutes 40 seconds East a distance of 1390.32 feet to a point; thence turn an angle to the right and run South 58 degrees 07 minutes 30 seconds East a distance of 20.49 feet to the point of beginning. Containing 30.87 acres more or less.

Less and except any mineral and mining rights not owned by grantor.

Subject to easements, rights-of-way and restrictions of record.

The above described lands containing in all

30.87

NOTICE TO THE PUBLIC
DO NOT SIGN
THESE DEEDS
UNTIL YOU HAVE
READ THEM

20141001000308310 4/5 \$1526.00
Shelby Cnty Judge of Probate, AL
10/01/2014 02:50:33 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 Alabama Power Company
Mailing Address P.O. Box 2641
Birmingham, AL 35291

Grantee's Name Abbey-Greystone, LLC
Mailing Address 1930 Stonegate Drive
Birmingham, Alabama 35242

Property Address Highway 119
Parcel 03-9-29-0-001-007.002 &
Parcel 03-9-32-0-002-003.000

Date of Sale September 30, 2014
Total Purchase Price \$ 1,500,000.00
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) (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:

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 _____

Print Frank Barefield

____ Unattested


Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1


20141001000308310 5/5 \$1526.00
Shelby Cnty Judge of Probate, AL
10/01/2014 02:50:33 PM FILED/CERT