

This Instrument Was Prepared By:
Karen Jones
Alabama Power Company
600 North 18th Street
Birmingham, Alabama 35203


Send Tax Notice To:
Sid Smyer
The Shires, LLC
2716 Woodridge Road
Birmingham, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:


20141022000334110 1/4 \$58.00
Shelby Cnty Judge of Probate, AL
10/22/2014 03:22:45 PM FILED/CERT

That in consideration of Thirty-Five Thousand and No/100 Dollars (\$35,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, ALABAMA POWER COMPANY, an Alabama corporation, whose mailing address is 600 North 18th Street, Birmingham, AL 35203 (herein referred to as "Grantor") grants, bargains, sells and conveys, subject to the matters set forth below, unto THE SHIRES, LLC, (herein referred to as "Grantee") whose mailing address is 2716 Woodridge Road, Birmingham, AL 35223, the real estate situated in Shelby County, Alabama the address of which has Shelby County Tax Collector Parcel ID #03-6-24-0-000-009.001 and described on Exhibit A hereto, together with all appurtenances thereto, if any.

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, including the rights granted to Alabama Power on those certain documents recorded in Shelby Real 292, Page 628, Shelby Real 292, Page 631, Shelby Real 298, Page 890 and Shelby Real 298, Page 921.
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", (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, and (iii) that it will protect, defend, hold harmless and indemnify Grantor, its employees, agents and contractors from and against any claim, demand, cause of action, liability, cost or expense (including reasonable attorneys' fees and legal expenses) to the extent arising out of the nature and condition of the Property.

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of October 21st, 2014.

ALABAMA POWER COMPANY


By: 
Its: VP 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 21st day of October, 2014.


NOTARY PUBLIC

[Notarial Seal]

My Commission expires: 1-14-17



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EXHIBIT A


Shelby County, Alabama Township 18 South, Range 1 West Section 24

A parcel of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 West of Shelby County, Alabama and being more particularly described as follows:

To reach the point of beginning commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 18 south, Range 1 West and run east along the north boundary of such Section 24, a distance of 72.73 feet to a point; thence turn an angle to the right of $134^{\circ}38'$ and run South $43^{\circ}30'$ West (magnetic) a distance of 1044.40 feet to a point on the northwest boundary of Shelby County Highway #41; such point being the point of beginning of the parcel of land herein described:

From such point of beginning continue to run south $43^{\circ}30'$ West (magnetic) along the northwest boundary of Shelby County Highway #41 a distance 275.0 feet to a point; thence turn an angle to the right of $90^{\circ}00'$ and run northwesterly a distance of 275.0 feet to a point; thence turn an angle to the right of $90^{\circ}00'$ and run northeasterly a distance of 275.0 feet to a point; thence turn an angle to the right of $90^{\circ}00'$ and run southeasterly a distance of 275.0 feet to a the point of beginning.

Said tract of land, containing 1.74 acres, more or less.


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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
600 North 18th Street
Birmingham, AL 35203
Property Address
Parcel ID 03-6-24-0-000-009.001

Grantee's Name
The Shires, LLC
Mailing Address
2716 Woodridge Road
Birmingham, AL 35223
Date of Sale
Total Purchase Price \$35,000.00
or
Actual Value \$
or
Assessor's Market Value \$35,000.00

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 Tax Assessor's Value

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 10-21-14

Print JAMES F. BARFORD III

☐ Unattested _____
(Verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Barford, III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of October, 2014.

[Signature]
Notary Public
My Commission Exp. 10.22.18



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