

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Two million four hundred twenty five thousand and no/100 DOLLARS (\$2,425,000.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **MORRISON DEVELOPMENT, LLC, a Mississippi Limited Liability Company** (GRANTOR) whose address is 1200 Grove Street, Vicksburg, MS 39183 does grant, bargain, sell and convey unto **165 CAHABA, LLC, an Alabama Limited Liability Company (GRANTEE)** whose address is 2811 Crescent Avenue, Suite 201, Homewood, AL 35209 in and to the following described real estate situated in Shelby County, Alabama to wit:

Part of Block 1 of Cahaba Valley Park North, as recorded in Map Book 13, Page 140 in the Office of the Judge of Probate, Shelby County, Alabama, being situated in Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the centerline point of curve Station 28+99.46 of Cahaba Valley Parkway; thence run Easterly along the centerline of said Cahaba Valley Parkway for 314.92 feet; thence 90 degrees 00 minutes right and run Southerly for 30.0 feet to a point at the Northwest corner of McDaniel Machinery Site, said point being on the South right of way line of said Cahaba Valley Parkway and also being point of beginning of the property herein described; thence continue Southerly along the last described course and along the East property line of said McDaniel Machinery site for 225 feet; thence 90 degrees 00 minutes left and run Easterly along the South line of said Block 1 for 400.0 feet; thence 90 degrees 00 minutes left and run Northerly for 225.0 feet to a point on the South line of said Cahaba Valley Parkway; thence 90 degrees 00 minutes left and run Westerly along the said right of way line for 400.0 feet to the point of beginning. Situated in Shelby County, Alabama. aka 165, 172 & 177 Cahaba Valley Parkway, Pelham, AL 35124

Subject to:

Ad valorem taxes due October 1, 2015.

Restrictions appearing of record in Real Volume 268, Page 140, amended in Real Volume 290, Page 386; Real Volume 325, Page 929; Instrument # 1992-15856; and Instrument # 1993-25691.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 520; Deed Book 145, Page 378; and Deed Book 292, Page 618.

Minerals and mining rights not owned by Grantor

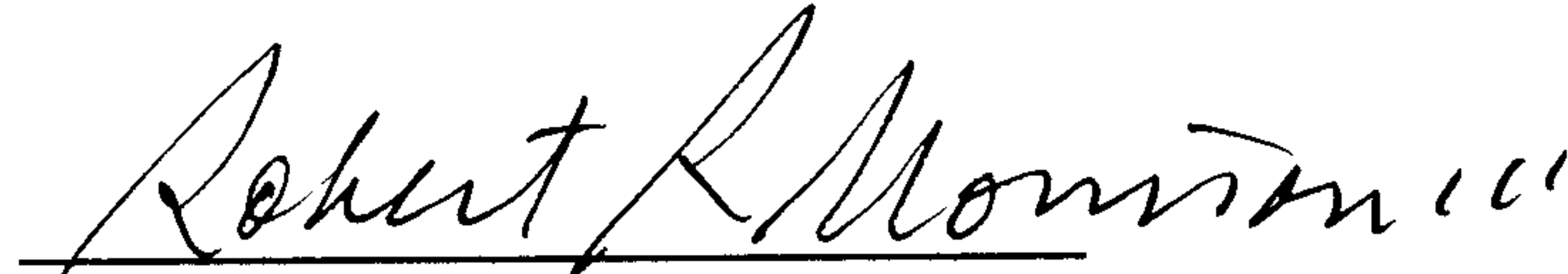
\$2,061,250.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto 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, unless otherwise noted above, 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 same **GRANTEE**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 30th day of October, 2014.

SIGNATURE ON FOLLOWING PAGE

**MORRISON DEVELOPMENT, LLC,
A Mississippi Limited Liability Company**



**ROBERT R. MORRISON, III
ITS MEMBER**

STATE OF MISSISSIPPI

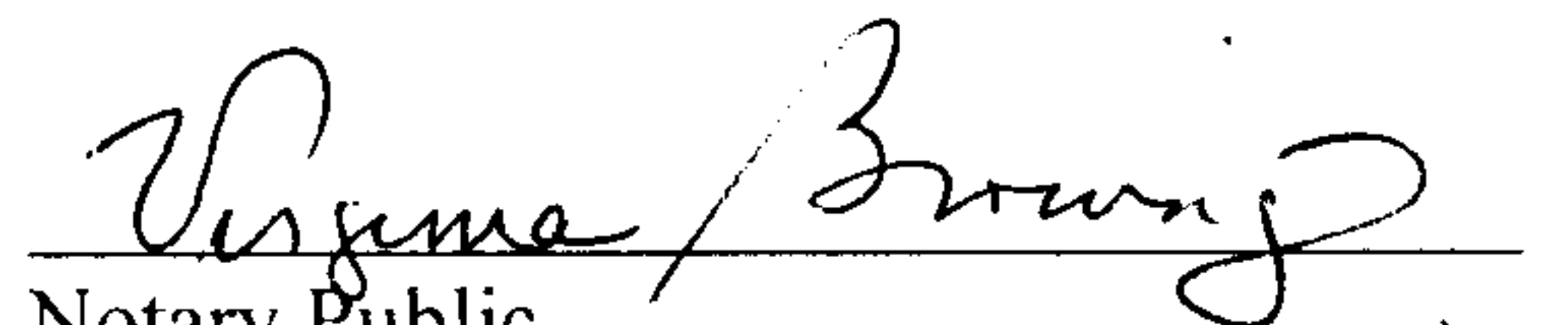
COUNTY OF Warren

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **ROBERT R. MORRISON, III** whose name as MEMEBER of **MORRISON DEVELOPMENT, LLC, a Mississippi Limited Liability Company** is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such Member, 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 30th day of October, 2014.

MUST AFFIX SEAL




Notary Public
Print Name VIRGINIA BROWNING
Commission Expires: 11-22-2016

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
165 CAHABA, LLC
2811 Crescent Avenue, Suite 201
Homewood, AL 35209
#10-9-31-1-001-004.008



20141103000344910 2/2 \$381.00
Shelby Cnty Judge of Probate, AL
11/03/2014 08:23:03 AM FILED/CERT