

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
MAP Alabaster, LLC
421 Office Park Drive
Birmingham, Alabama 34223
Attn: Mark A. Peeples

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **ALFRED W. CLARK, JR.** and **JANICE O. CLARK**, husband and wife (collectively, "Grantor"), by **MAP ALABASTER, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this General Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's heirs and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except for the Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's heirs and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

The Property has never constituted any part of the homestead of Grantor or of Grantor's spouse.


20150206000039550 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
02/06/2015 10:03:53 AM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Mr. and Mrs. Alfred W. Clark, Jr.	MAP Alabaster, LLC
9029 Highway 119 South	421 Office Park Drive
Alabaster, Alabama 35007	Birmingham, Alabama 34223

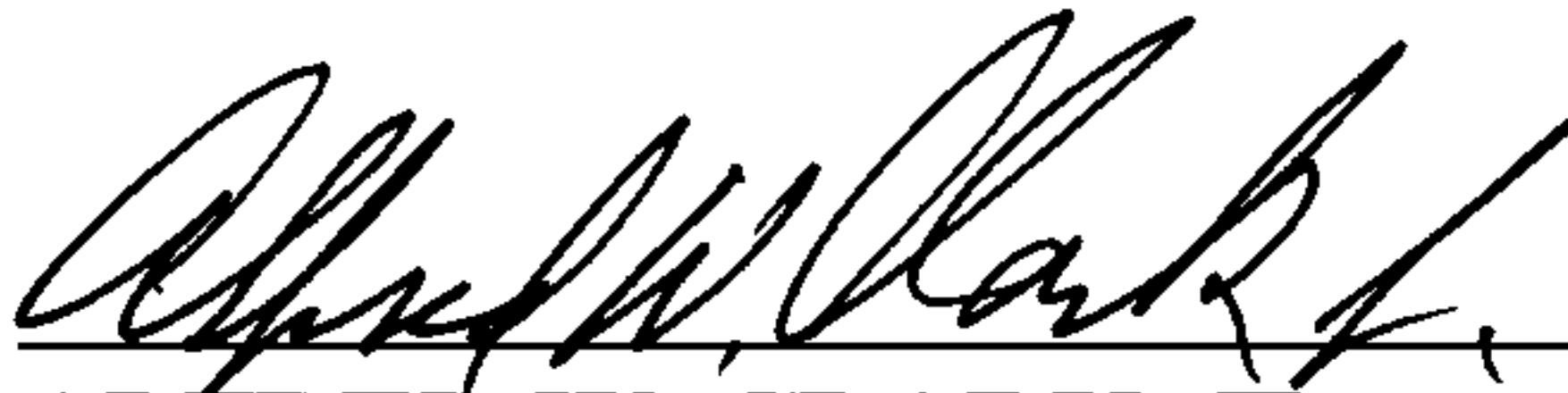
Property Address:	See Exhibit A attached hereto.
Date of Sale:	February <u>5</u> , 2015
Total Purchase Price:	\$600,000.00
The Purchase Price can be verified in:	☒ Closing Statement

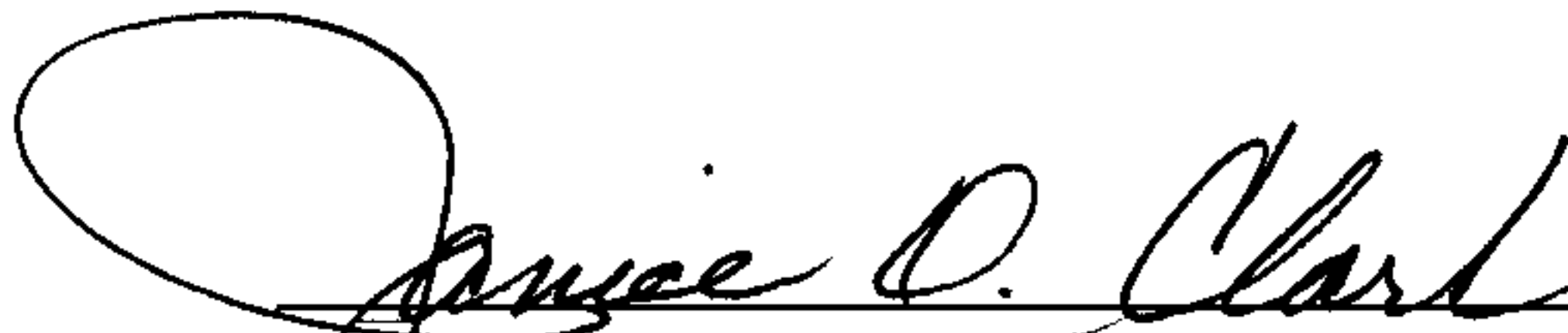
[Signature(s) on following page(s)]


20150206000039550 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
02/06/2015 10:03:53 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed, to be effective as of January 29th, 2015.

GRANTOR:


ALFRED W. CLARK, JR.


JANICE O. CLARK

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Alfred W. Clark, Jr. and Janice O. Clark, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of January, 2015.


Notary Public

AFFIX SEAL

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 2, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:

Kara M. Garstecki, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618


20150206000039550 3/5 \$27.00
Shelby Cnty Judge of Probate, AL
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Exhibit A

Legal Description

A certain lot of land situated in the S 1/2 of the NW 1/4 of the NW 1/4 of Section 14, Township 21, Range 3 West, described as follows: Commencing at the NW corner of said Section 14, and run thence South along the West line of said NW 1/4 of NW 1/4 661.3 feet; thence 89 degrees 10 minutes East 1080 feet, more or less, to the West right of way line of the Montevallo Highway; run thence in a southerly direction along the West right of way line of said Montevallo Highway a distance of 600 feet to the point of beginning of the lot herein described; run thence North 89 degrees 10 minutes West 600 feet; run thence South 41 degrees 33 minutes East 100 feet; run thence South 89 degrees 10 minutes East to the West right of way line of the Montevallo Highway; run thence Northerly along said West right of way line 100 feet, more or less, to the point of beginning.

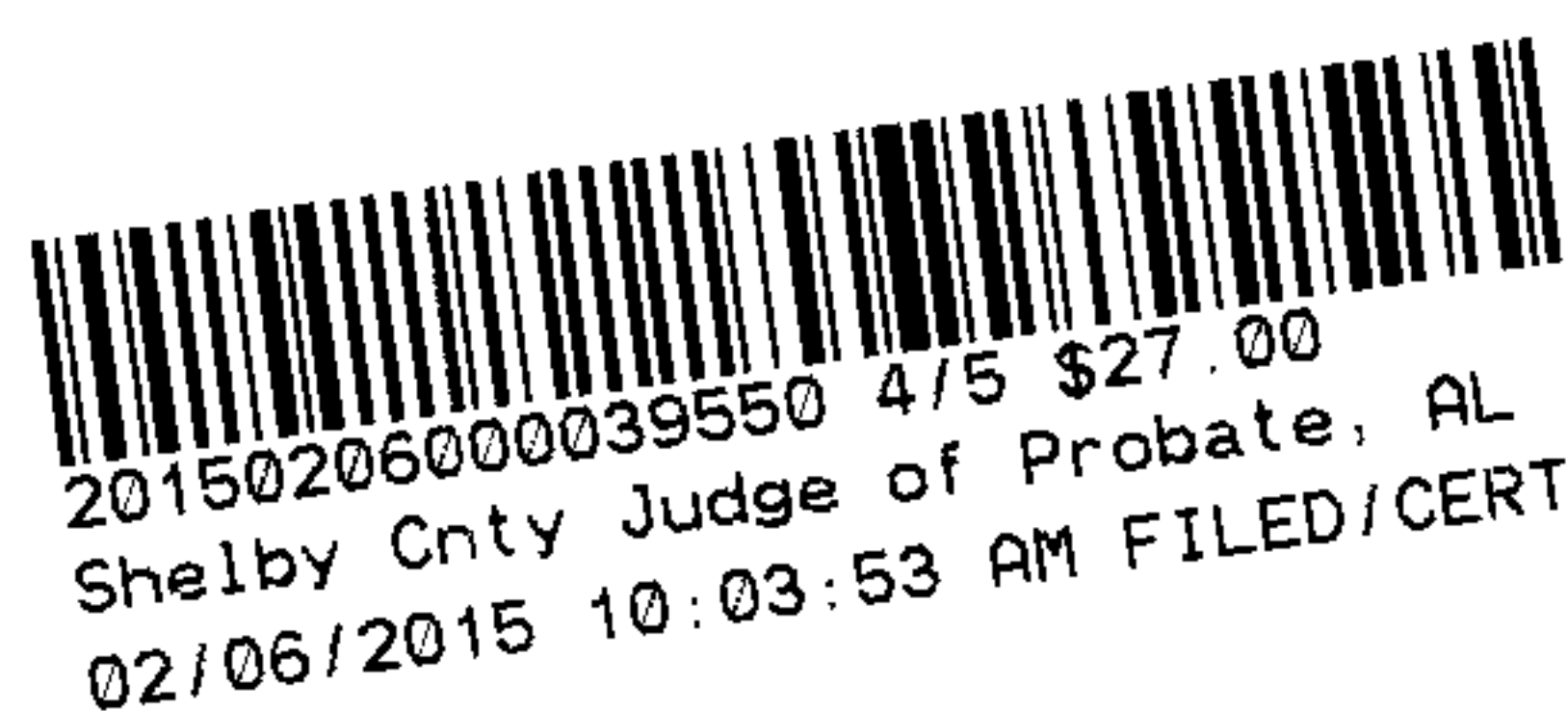


Exhibit B

Exceptions

1. Taxes for the year 2015 and subsequent years.
2. Transmission line easements to Alabama Power Company recorded in Deed Book 101, Page 87, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 123, Page 128, in the Probate Office of Shelby County, Alabama.
4. Easement to Plantation Pipeline recorded in Deed Book 112, Page 266, in the Probate Office of Shelby County, Alabama.
5. Right of Way Easement to Alabama Power Company recorded as Instrument No. 2003100100660920 in the Probate Office of Shelby County, Alabama.

