

Prepared by and when recorded return to:  
Kara M. Garstecki, Esq.  
Maynard, Cooper & Gale, PC  
1901 Sixth Avenue North, Suite 2400  
Birmingham, Alabama 35203

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

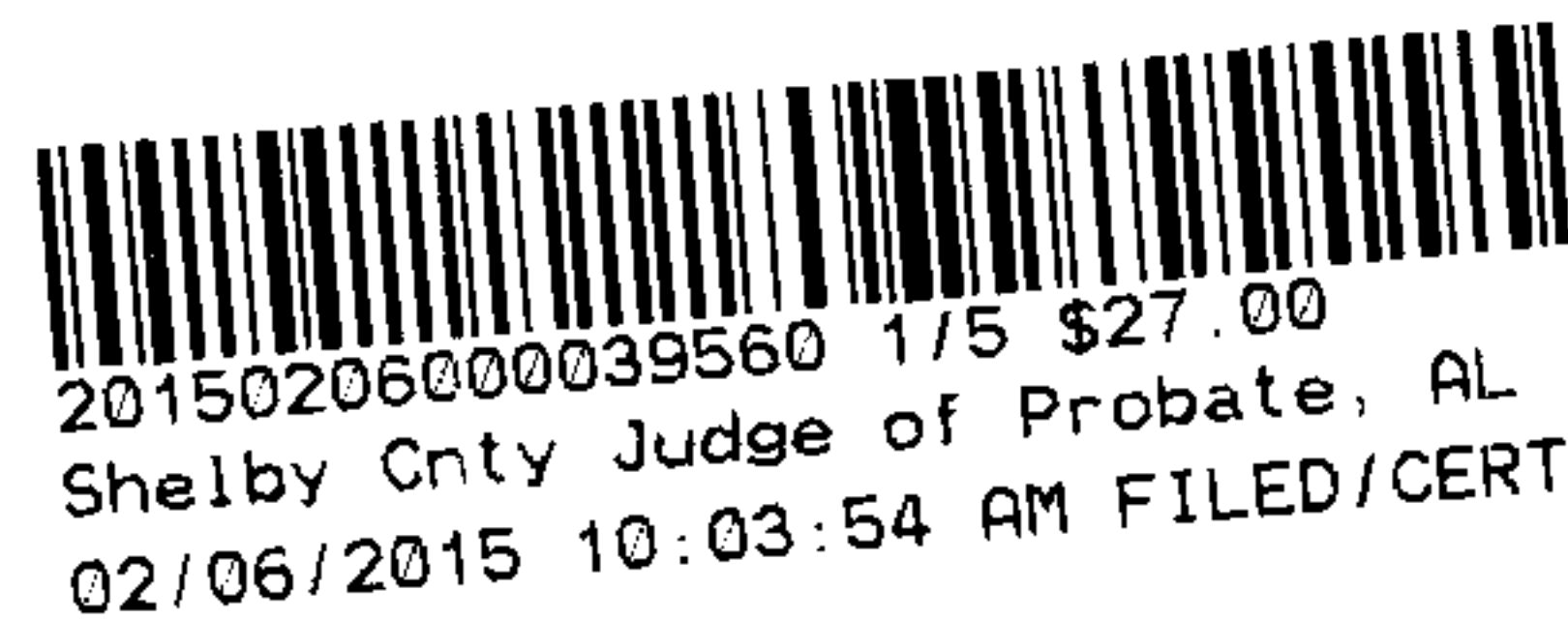
### STATUTORY WARRANTY DEED

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS:

THAT, **VFC PROPERTIES 10 LLC**, a limited liability company formed under the laws of Delaware ("Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **MAP ALABASTER, LLC**, a limited liability company formed under the laws of Alabama (whether one or more, "Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights and appurtenances thereto in any way belonging, and all of the improvements located thereon (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the "Property").


TO HAVE AND TO HOLD the Property unto Grantee and Grantee's respective heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's respective heirs, executors, administrators, legal representatives, successors and assigns, its successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth below and those matters listed on Exhibit B as Permitted Exceptions.



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:
VFC Properties 10 LLC	MAP Alabaster, LLC
P.O. Box 8216	421 Office Park Drive
Waco, Texas 76714-8216	Birmingham, Alabama 34223
Property Address:	See Exhibit A attached hereto.
Date of Sale:	February <u>5</u> , 2015
Total Purchase Price:	\$675,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

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

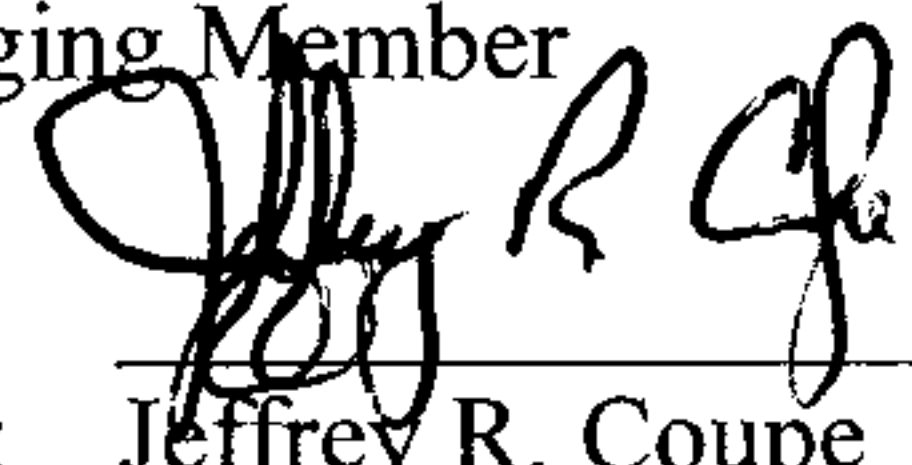
  
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 Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of January 29, 2015.

**GRANTOR:**

**VFC PROPERTIES 10 LLC,**  
a Delaware limited liability company

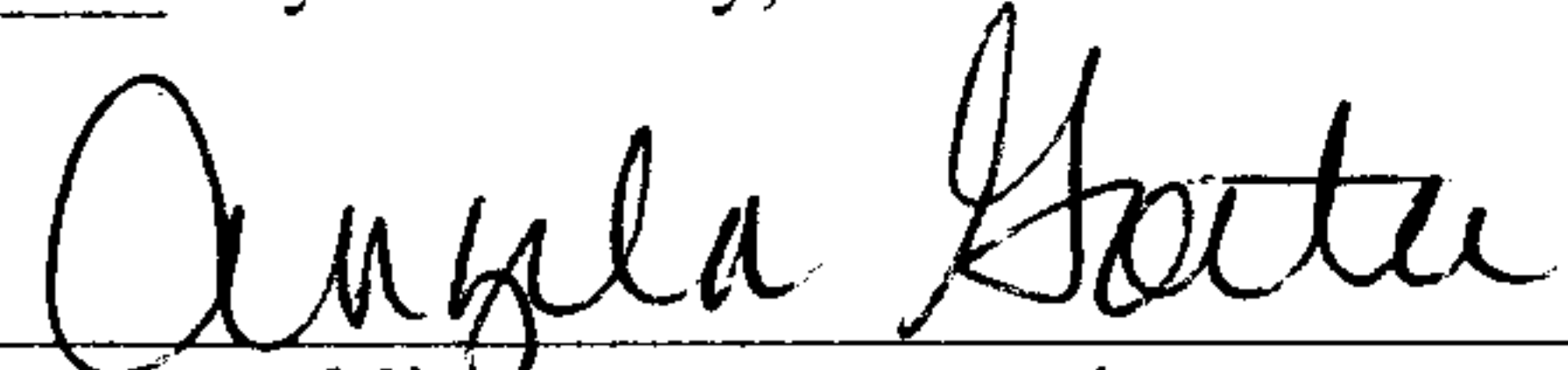
By: VFC PARTNERS GP LLC,  
a Delaware limited liability company  
Its: Managing Member

By:   
Name: Jeffrey R. Coupe  
Its: Senior Vice President

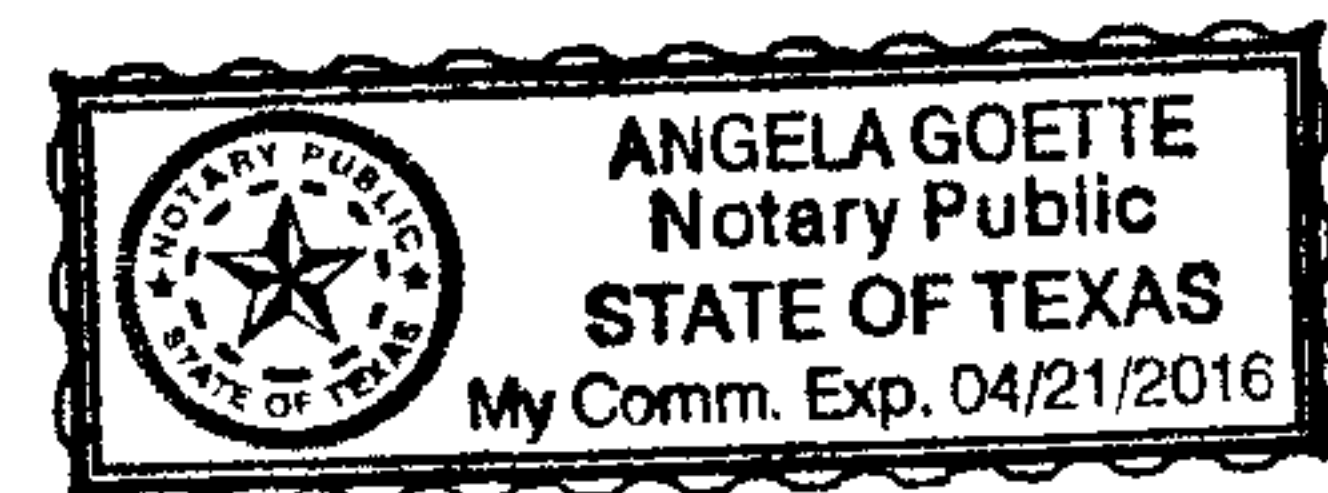
STATE OF TEXAS                     )  
  )  
COUNTY OF MCLENNAN            )


I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Jeffrey R. Coupe, whose name as Senior Vice President of VFC Partners GP LLC, in its capacity as Managing Member of VFC Properties 10 LLC, a Delaware limited liability 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of VFC Partners GP LLC, in its capacity as Managing Member of VFC Properties 10 LLC.

Given under my hand and official seal, this 29<sup>th</sup> day of January, 2015.

  
Notary Public  
My commission expires: 4/21/16

AFFIX SEAL



  
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Shelby Cnty Judge of Probate, AL  
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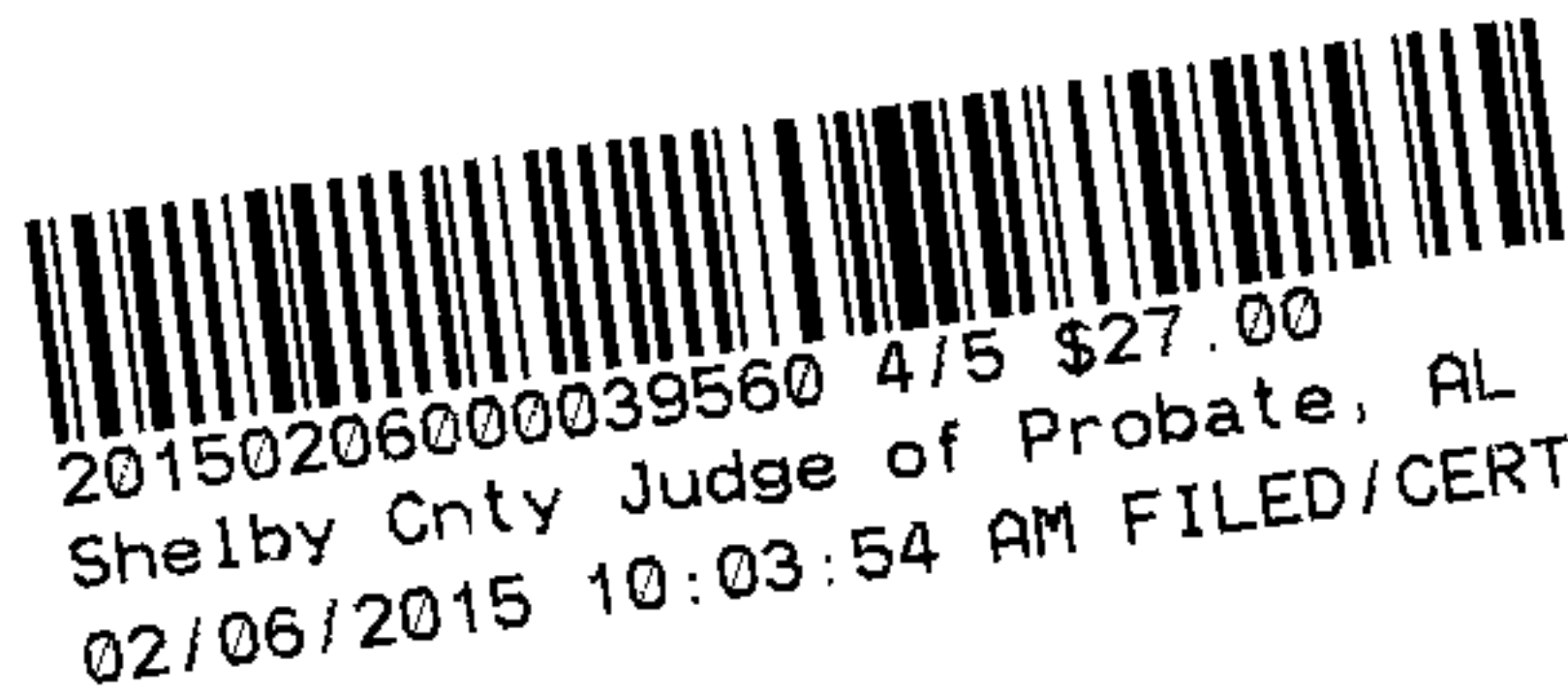


## EXHIBIT A

### **Description of the Property**

Commence at the northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama thence run South along the West section line of Section 14 for a distance of 939.80 feet to a point; thence turn left  $92^{\circ}12'42''$  and run easterly 355.63 feet; thence right  $116^{\circ}05'44''$  and run Southwesterly a distance of 130.10 feet to the point of beginning of the parcel herein described; thence continue along the same course a distance of 92.44 feet; thence left  $0^{\circ}57'27''$ , and run Southwesterly 110.73 feet; thence left  $111^{\circ}30'53''$  and run Easterly 544.03 feet to a point on the Westerly right of way of State Highway #119 having a central angle of  $3^{\circ}32'10''$  and a radius of 3130.00 feet; thence left  $68^{\circ}43'52''$  from tangent a Northeasterly direction along said right of way 193.17 feet to the point of tangent; thence turn in a Westerly direction 544.03 feet, more or less, to the Western boundary of the parcel herein described.


Less and except any part of the subject property lying within a road right of way.



## **EXHIBIT B**

### **Permitted Exceptions**

1. Taxes for the year 2015 and subsequent years.
2. Any facts, rights, interests or claims, that are not shown in public records but that could be ascertained by inspection of the Property or that may be asserted by persons in possession of the Property.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records entered into by parties other than Grantor..
4. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property and not shown by the public records.
5. Any lien for services, labor or materials in connection with improvements, repairs or renovations under a contract with a party other than Grantor provided before, on or after the date of this deed, not shown in the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

  
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