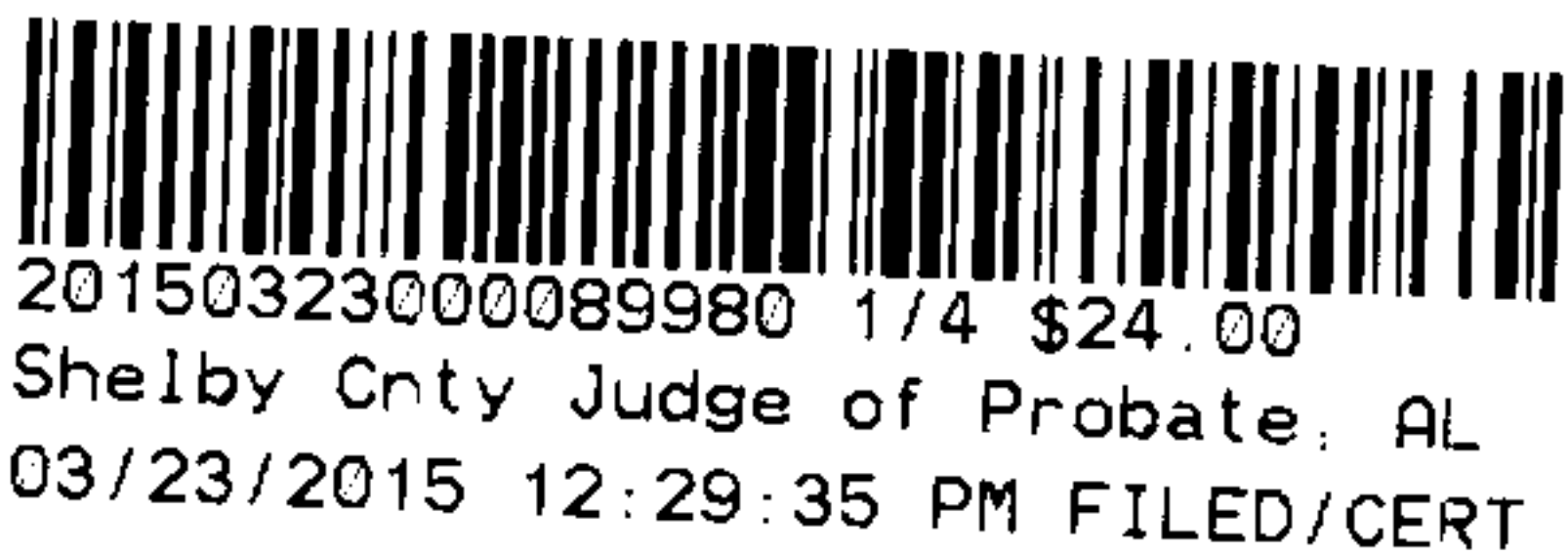


SEND TAX NOTICE TO:

(Name) **Royal Investments Group, LLC**
(Address) _____

This instrument was prepared by
Scott Thornley
Maddox, Thornley & Sanders
318 19th Street, West
Jasper, Alabama 35501



LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor, Ed Gray, LLC, a limited liability company, in hand paid by Royal Investment Group, LLC, a limited liability company the receipt whereof is acknowledged, **Ed Gray, LLC, a limited liability company**, does by these presents grant, bargain, sell and convey unto **Royal Investments Group, LLC, a limited liability company** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the final plat of Riverwoods Commercial - Phase II, as recorded at Map Book 39 page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following:

1. Storm Sewer Easement over the Northerly side of subject property as shown by plat filed at Map Book 39 page 107.
2. Riverwoods Covenants, Conditions and Restrictions filed at Instrument #2006102500526430.
3. Amended and Restated Riverwoods Covenants, Conditions and Restrictions filed at Instrument #20070917000435160.
4. Release of Damages, Restrictions, Modifications, Covenants, Conditions, Rights, Privileges, Immunities and Limitations, as applicable as set forth in deed recorded at Real Book 112 page 876 and corrected at Real Book 309 page 1; Instrument #2000-31940, and corrected at Instrument #2000-36466 and Instrument #2000-31941.
5. Memorandum of Oil and Gas Lease between Total Minstone Corporation and Cabot Oil and Gas Corporation dated August 8, 1991 at Real Book 370 page 923.

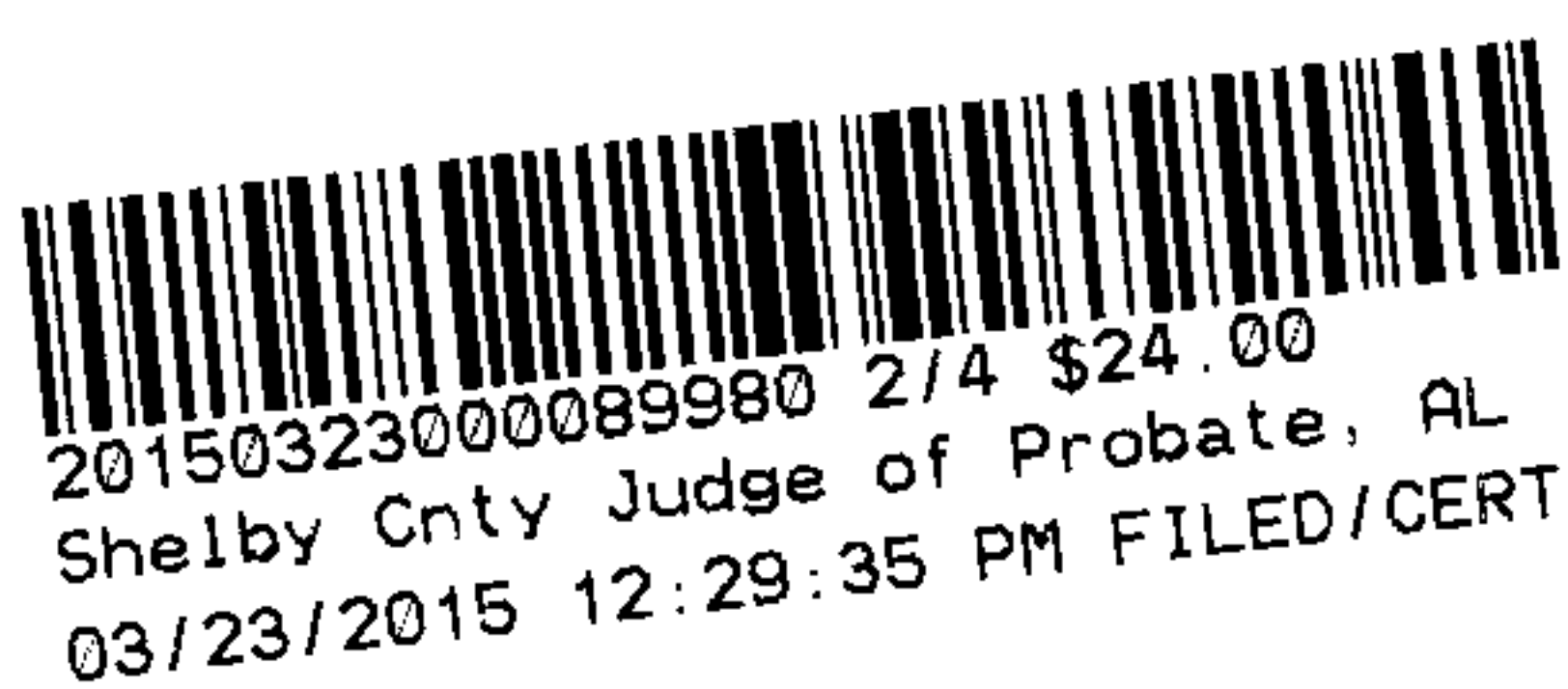
6. Easement Distribution Facilities in favor of Alabama Power Company filed at Instrument #2007111400521980 and Instrument #20071114000522010.
7. Articles of Incorporation of Riverwoods Association, Inc. as filed at Instrument #2002-35616 and with By-Laws filed at Instrument #2002-35617.
8. Right of way to Southern Natural Gas filed at Deed Book 213 page 682 and supplement recorded at Instrument #2001-54741.
9. Conditions and release of damages at Instrument #20080730000307480.
10. All matters shown on the survey plat of Riverwoods Commercial at Map Book 39 page 107.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights as set out at Real Book 112 page 876 and corrected at Real Book 328 page 1, and as set forth in that certain Deferred Interest Agreement of record at Real Book 247 page 599 and amended at Real Book 247 page 636, as affected by the Quitclaim Deed from CSX Transportation, Inc. to River Oaks Properties, LLC as recorded at Instrument #2000-31941.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And said grantor, for itself, its successors and assigns covenant with the 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; that it will and its successors and assigns shall warrant and defend the same to the said grantee its successors and heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ed Gray, LLC, a limited liability company, by its Managing Member, Ed Gray, who is authorized to execute this conveyance, has set its signature and seal this 4th day of March, 2015.



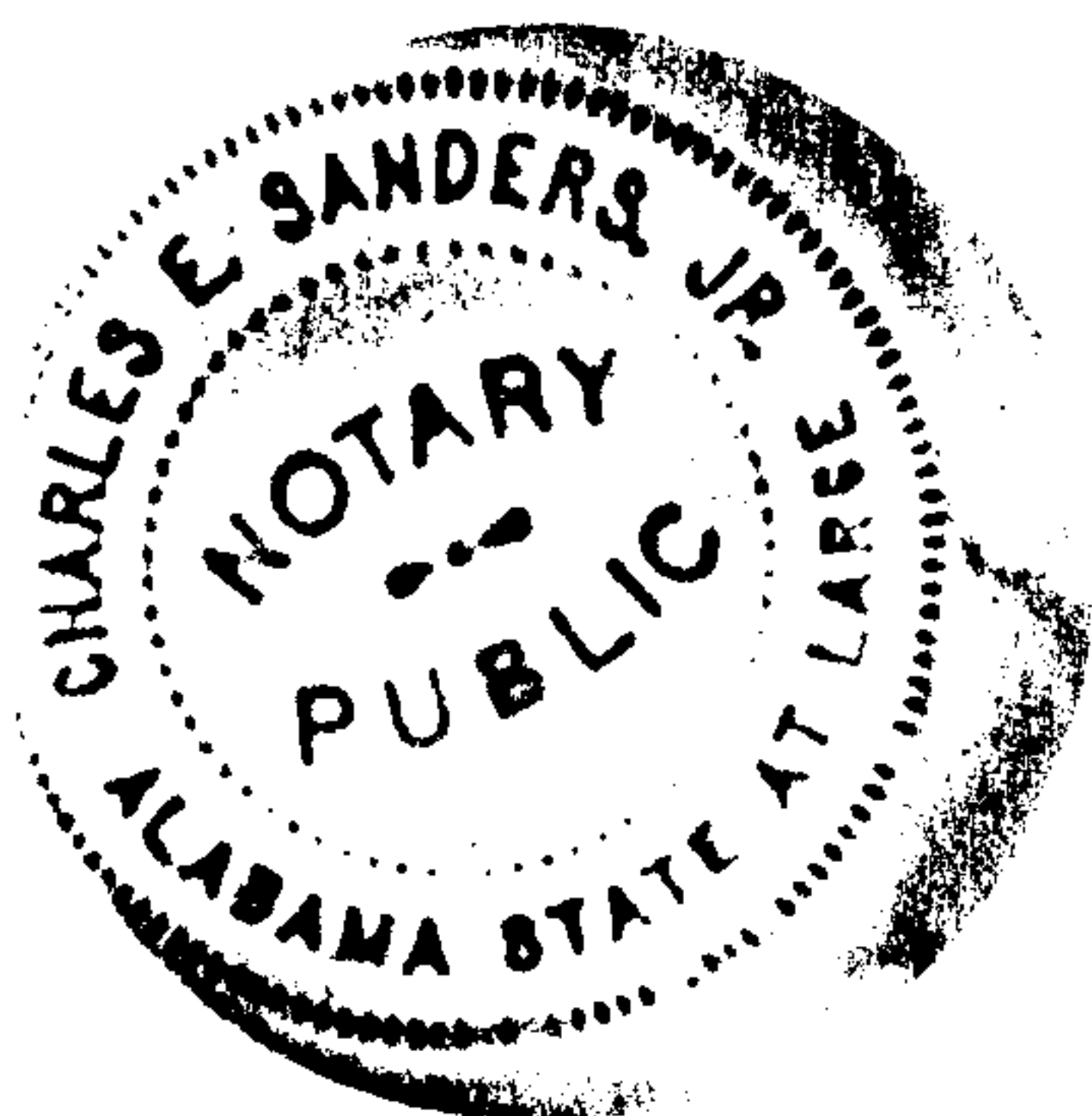
ED GRAY, LLC

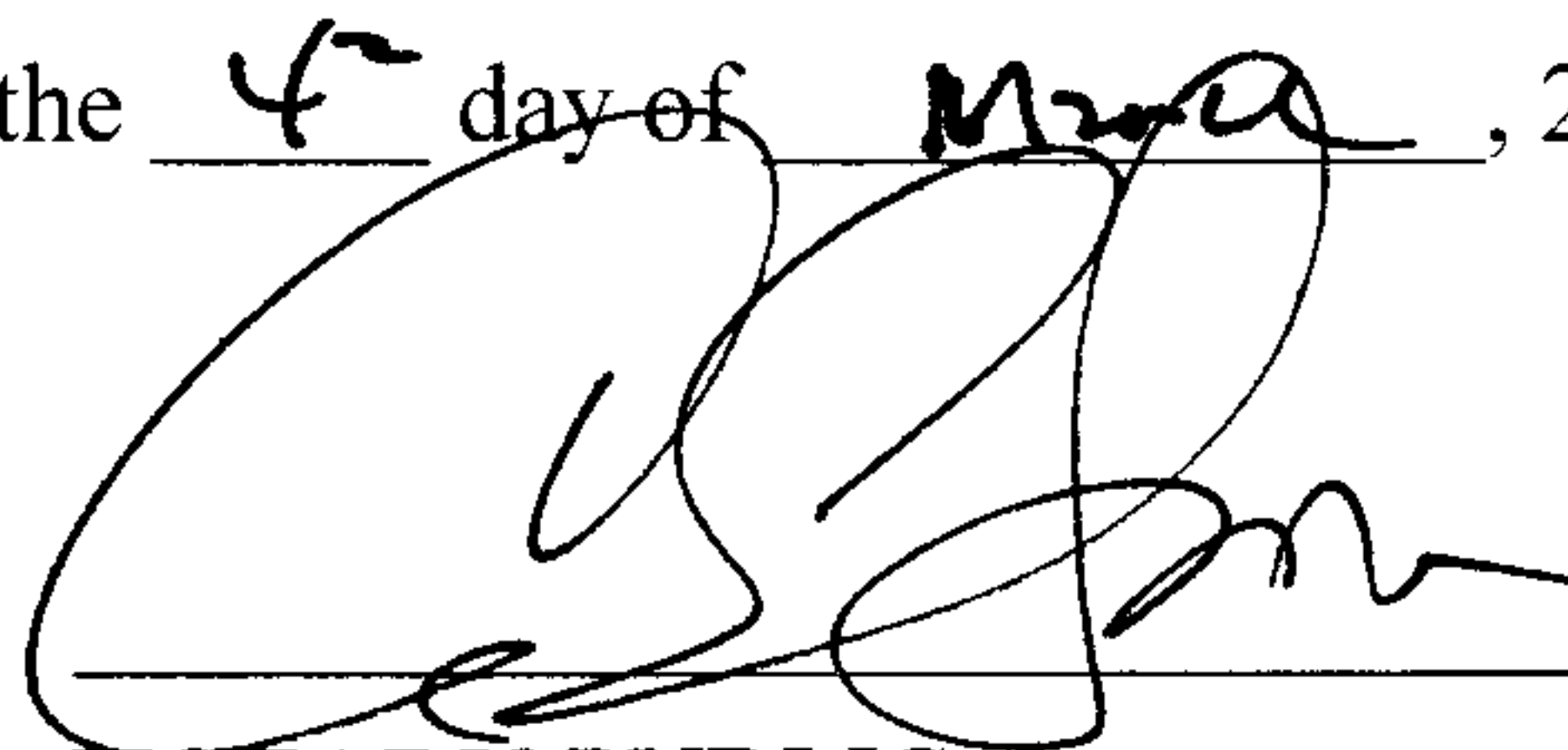
BY: [Signature] mm
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF Walker)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ed Gray, whose name as **Managing Member of Ed Gray, LLC, a limited liability company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such member in his representative capacity 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 the 4th day of March, 2015.




NOTARY PUBLIC
My Commission Expires: 8/1/17


20150323000089980 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/23/2015 12:29:35 PM FILED/CERT

REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

ED GRAY, LLC
Mailing Address: 2069 Old Montgomery Hwy
Birmingham, AL 35244

Buyer/Grantee

ROYAL INVESTMENTS GROUP, LLC
Mailing Address: 1952 Arbor Ct.
1 Hoover, AL 35244

(Additional Seller's/Grantor's, if required)

Name: _____

Mailing Address: _____

Name: _____

Mailing Address: _____

Property Address: _____
(if available) _____

Riverwoods Commercial
Lot 3, Phase II
Map Book 39 page 107

(Additional Buyer's/Grantee's, if required)

Name: _____

Mailing Address: _____

Name: _____

Mailing Address: _____

Date of Sale: 3.4.15

Total Purchase Price \$195,000.00
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)

_____ Bill of Sale
_____ Sales Contract
_____ ☒ Closing Statement
_____ Appraisal

_____ Tax Assessor's Current
Market Value
_____ Other _____

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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: 3.4.15

Print: Ed Sanders

Circle One: (Grantor/Grantee/Owner) (Agent) Sign: _____