

This instrument prepared by
William L. Cunningham, Jr
2233 Second Avenue North
Birmingham, Alabama 35203

Send tax notice to:
Shelby Investments, LLC
c/o Mr. Tim Webster
2464 Glasscott Point
Hoover, Alabama 35226

STATE OF ALABAMA)

SHELBY AND BIBB COUNTY)

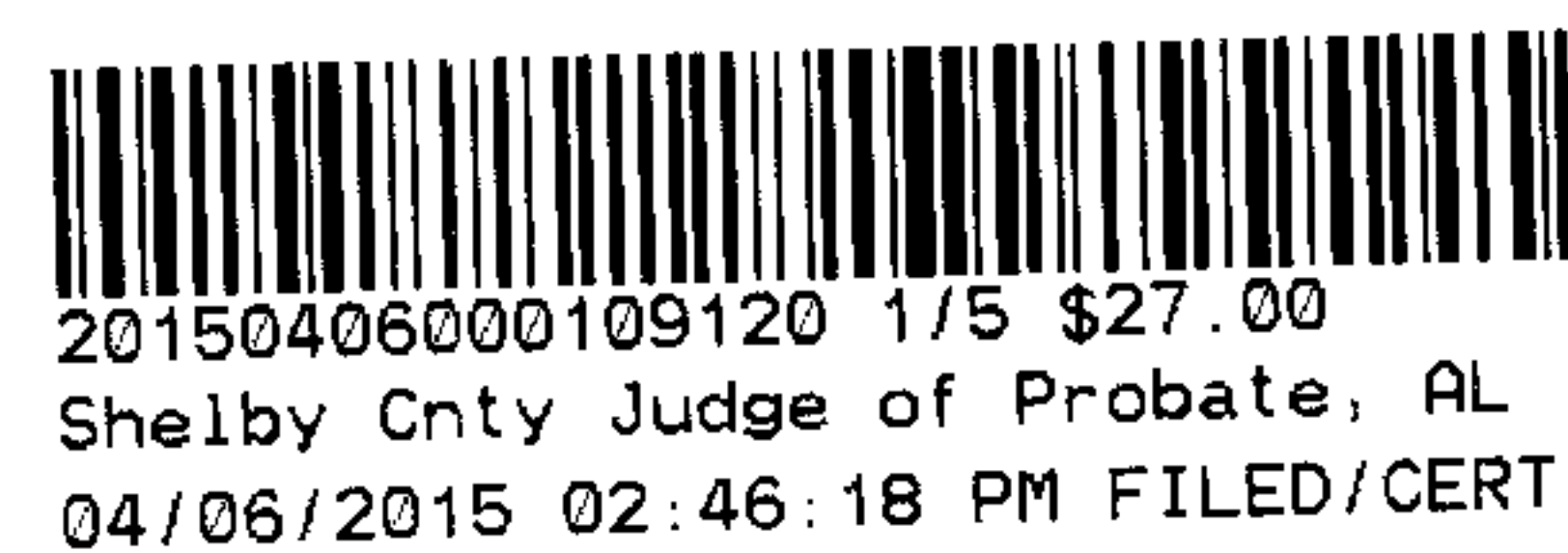
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Eight Hundred Sixty Thousand and 00/100 Dollars (\$860,000.00) and other good and valuable consideration, paid in hand to THE WESTERVELT COMPANY, INC., a Delaware corporation (herein called the "Grantor"), by SHELBY INVESTMENTS, LLC, a Georgia limited liability company (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby and Bibb Counties, Alabama, as described in Exhibit A attached hereto and depicted on drawing attached marked as Exhibit B hereto and incorporated herein by reference.

SUBJECT TO:

1. Taxes for the year 2015 and subsequent years;
2. Easements, restrictions, agreements and rights of way, if any, which may affect subject property, appearing in the Office of the Judge of Probate in Bibb and Shelby County, Alabama;
3. Grantor reserves unto itself, its successors and assigns, all oil, gas, minerals and mineral and mining rights that it may own.

And the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor except as set forth herein, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, except as hereinabove stated.



TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, THE WESTERVELT COMPANY, INC. has caused this conveyance to be signed in its corporate name by its duly authorized officer, as of the 3rd day of April, 2015.

GRANTOR:

THE WESTERVELT COMPANY, INC.,
a Delaware corporation

By: James J. King, Jr.
James J. King, Jr., Its Vice President

STATE OF ALABAMA)
 :
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr., as Vice President of THE WESTERVELT COMPANY, INC., a Delaware corporation, whose name 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 said instrument, he executed the same voluntarily and with full authority, on behalf of said corporation.

GIVEN under my hand and seal, this 3RD day of April, 2015.

[NOTARIAL SEAL]

Notary Public Jenna Daylock
My commission expires _____

MY COMMISSION EXPIRES FEB. 17, 2018

20150406000109120 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
04/06/2015 02:46:18 PM FILED/CERT

EXHIBIT A

Legal Description

Part of Section 23, Township 21 South, Range 5 West, situated in Bibb County, Alabama as follows:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and West of the centerline of Shades Creek.

Part of Section 23, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$

Part of Section 24, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$

Part of Section 25, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The Northwest $\frac{1}{4}$ lying North and East of the centerline of the Cahaba River;

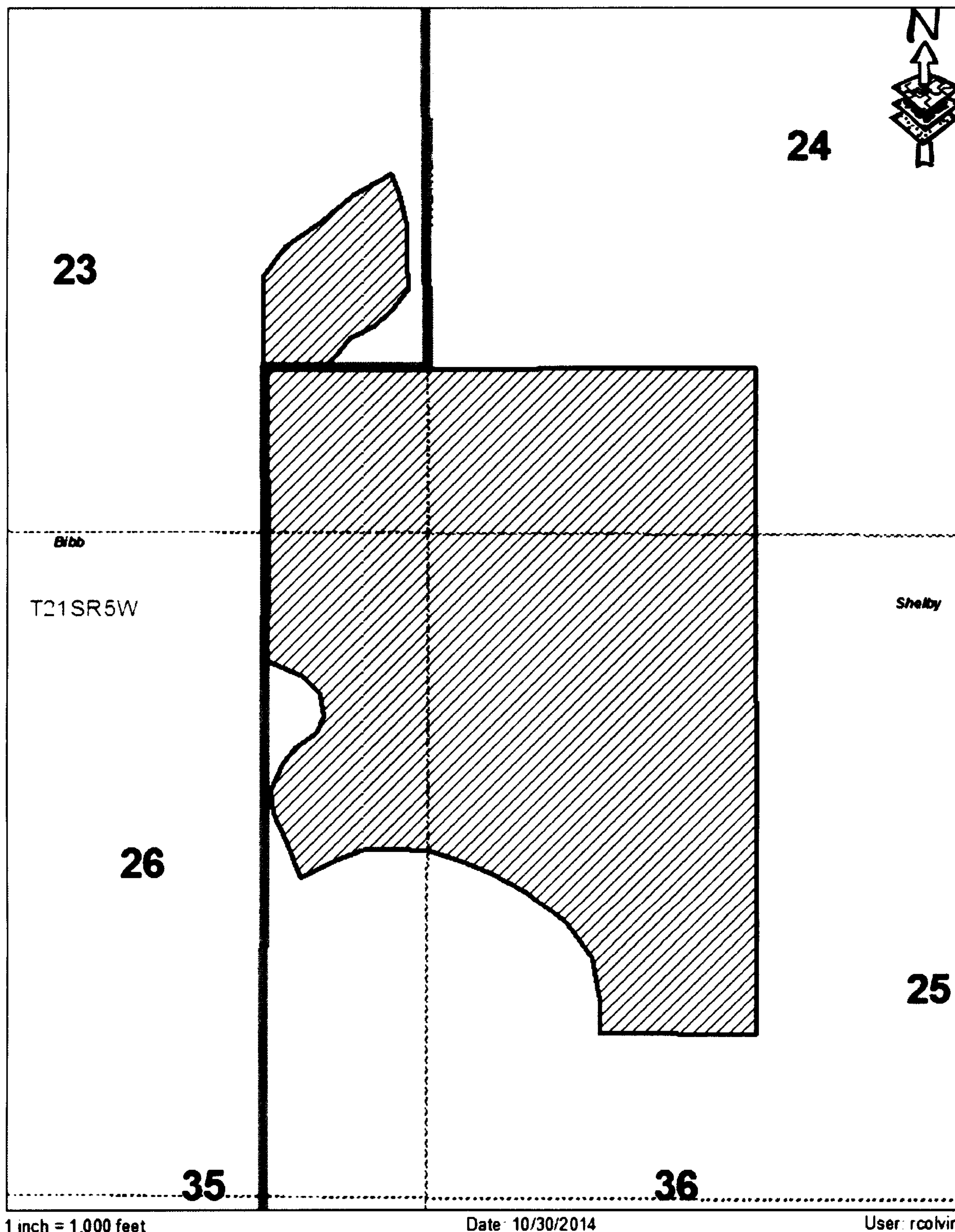
The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ lying north and East of the centerline of the Cahaba River.

Part of Section 26, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The East $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying East of the centerline of Shades Creek

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Shelby Cnty Judge of Probate, AL
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EXHIBIT B



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Westervelt Company
Mailing Address 1400 Jack Warner Parkway
Tuscaloosa, AL 35404

Grantee's Name Shelby Investments, LLC
Mailing Address 2464 Glasscott Point
Hoover, Alabama

Property Address Vacant Land
Located in Bibb and
Shelby counties

Date of Sale _____
Total Purchase Price \$ 360,000.00
Bibb Value \$ 71,028.00
Shelby Value \$ 788,972.00

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

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 4/3/2015

Print William Cunningham

Sign William Cunningham

(Grantor/Grantee/Owner/Agent) circle one

Unattested

fied by)



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Form RT-1

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