

This instrument was prepared by:  
William H. Halbrooks, Attorney  
1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
MDT – Shelby Holdings, LLC  
2401 Pinson Highway  
Birmingham, AL 35217  
(property is unimproved acreage in Westover, AL.)

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Two Hundred Fifty Thousand and No/100 (\$250,000.00) Dollars  
(as evidenced by the closing statement)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt  
whereof is acknowledged, I/we , Charles R. Becker, a married man  
and

Wanda Jenkins Richardson, as Personal Representative of the Estate of  
Lawrence Beatty Richardson, Jr., deceased, Jefferson County Probate Case No. 2015-225557  
and

Michael E. Baker, as Trustee of the Family Trust under the  
Last Will and Testament of Earle Baker  
(whose address is: 201 Nash Circle, Birmingham, AL 35223)

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto  
MDT – Shelby Holdings, LLC  
(whose address is: 2401 Pinson Highway, Birmingham, AL 35217)

(herein referred to as GRANTEE, whether one or more), the following described real estate,  
situated in Shelby County, Alabama, to wit:

See attached Exhibit “A” for legal description of the property which is incorporated  
herein for all purposes.

Subject to: current taxes, easements, restrictions and rights-of-way of record.

The above described property does not constitute the homestead of the Grantor(s),  
nor his/her/their spouse(s).

NOTE: Lawrence B. Richardson, Jr. and Lawrence Beatty Richardson, Jr. are one and  
the same person.

NOTE: Michael Baker and Michael E. Baker are one and the same person.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators  
covenant with the said GRANTEES, its successors and assigns, that I am (we are) lawfully  
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise  
noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we)  
will and my (our) heirs, executors and administrators shall warrant and defend the same to the  
said GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 17th day  
of July, 2015.

Charles R. Becker by  
Camelia A. Becker (Seal)

Charles R. Becker, by  
Camelia A. Becker, his Attorney-in-Fact

Wanda Jenkins Richardson <sup>PR</sup> (Seal)  
Wanda Jenkins Richardson,  
Personal Representative

Michael E. Baker <sup>TRUSTEE</sup> (Seal)  
Michael E. Baker, Trustee

(Seal)



STATE OF ALABAMA )  
)  
JEFFERSON COUNTY )

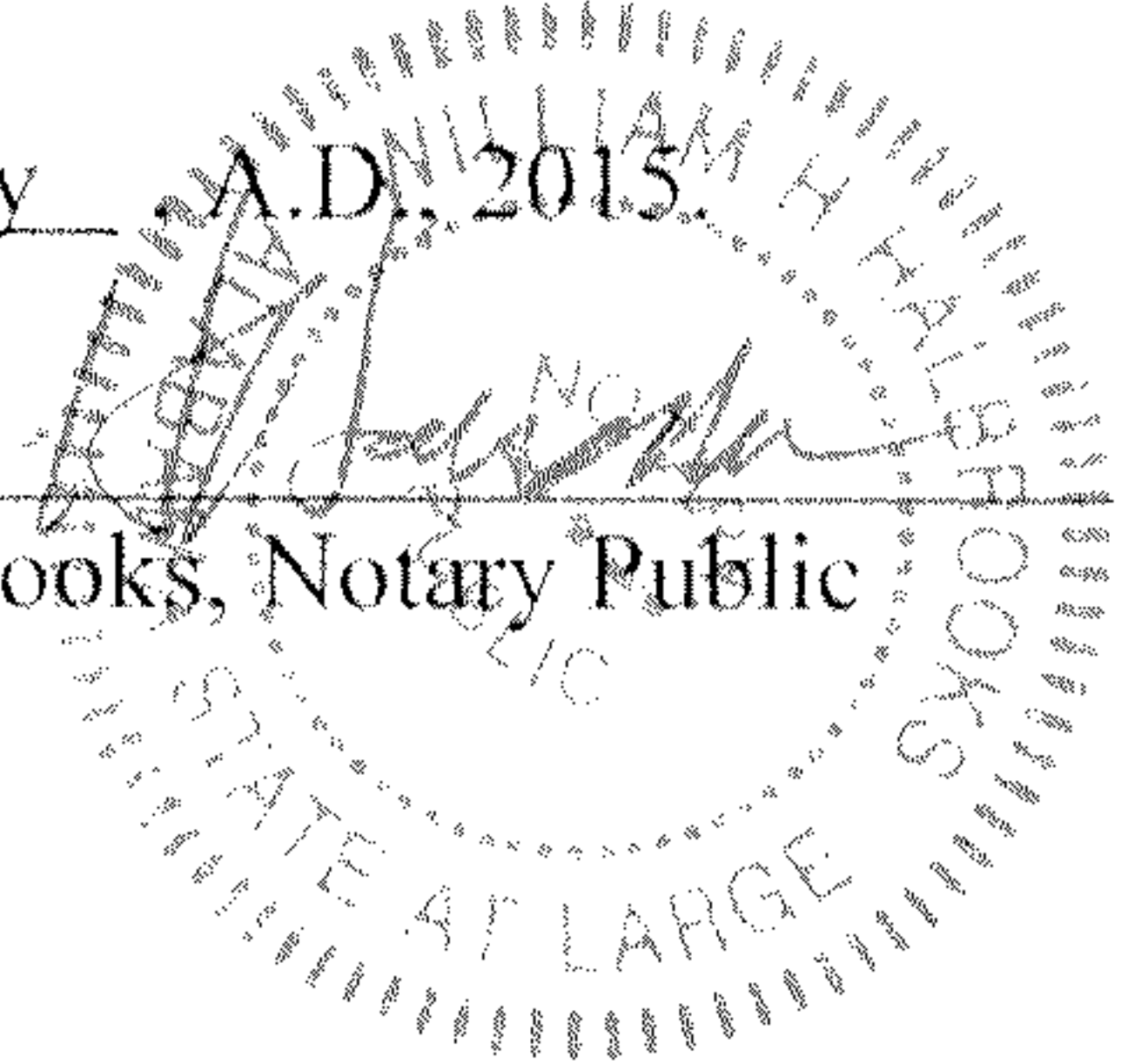
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Camelia A. Becker whose name as Attorney-in-Fact for/of  
Charles R. Becker  
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, she, in her capacity as such  
Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, A.D., 2015.

My Commission Expires: 4/21/16

William H. Halbrooks  
William H. Halbrooks, Notary Public



STATE OF ALABAMA )  
)  
JEFFERSON COUNTY )

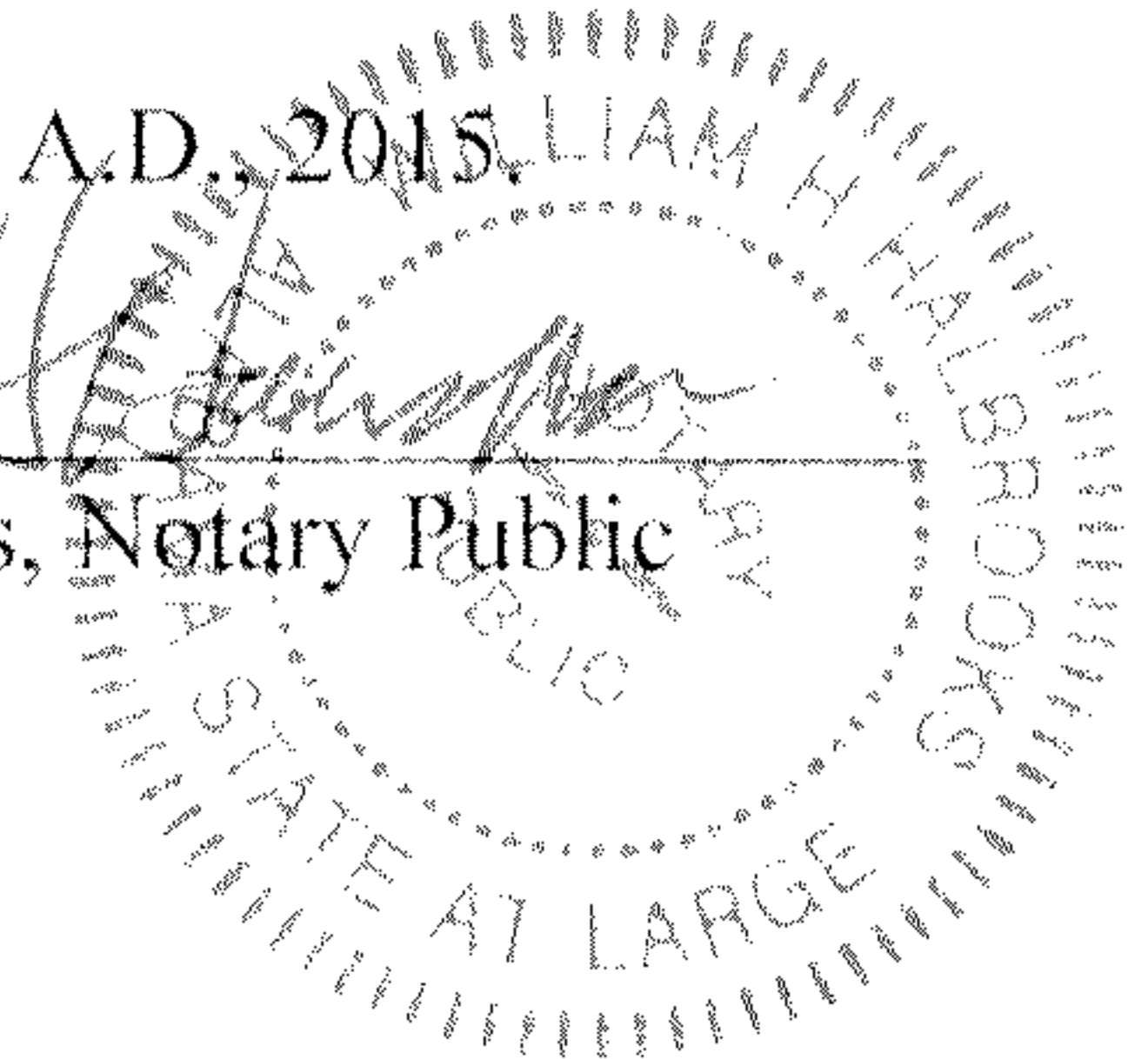
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Wanda Jenkins Richardson whose name as Personal Representative for/of the Estate of  
Lawrence Beatty Richardson, Jr., deceased, Jefferson County Probate Case No. 2015-225557  
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, she, in her capacity as such  
Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, A.D., 2015.

My Commission Expires: 4/21/16

William H. Halbrooks  
William H. Halbrooks, Notary Public



STATE OF ALABAMA )  
)  
JEFFERSON COUNTY )

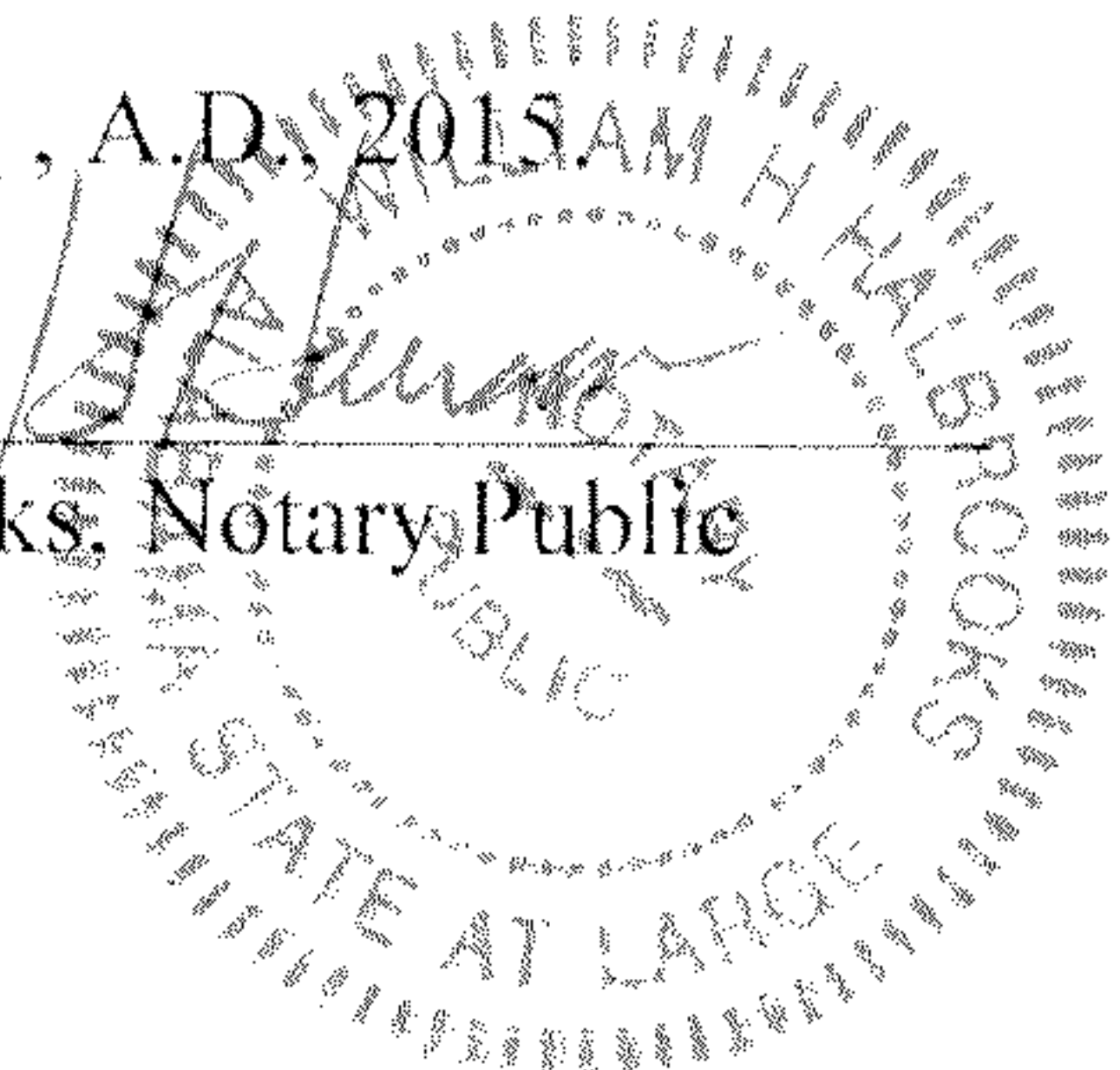
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Micheal E. Baker whose name as Trustee for/of  
the Family Trust under the Last Will and Testament of Earle Baker  
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, in his capacity as such  
Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, A.D., 2015.

My Commission Expires: 4/21/16

William H. Halbrooks  
William H. Halbrooks, Notary Public



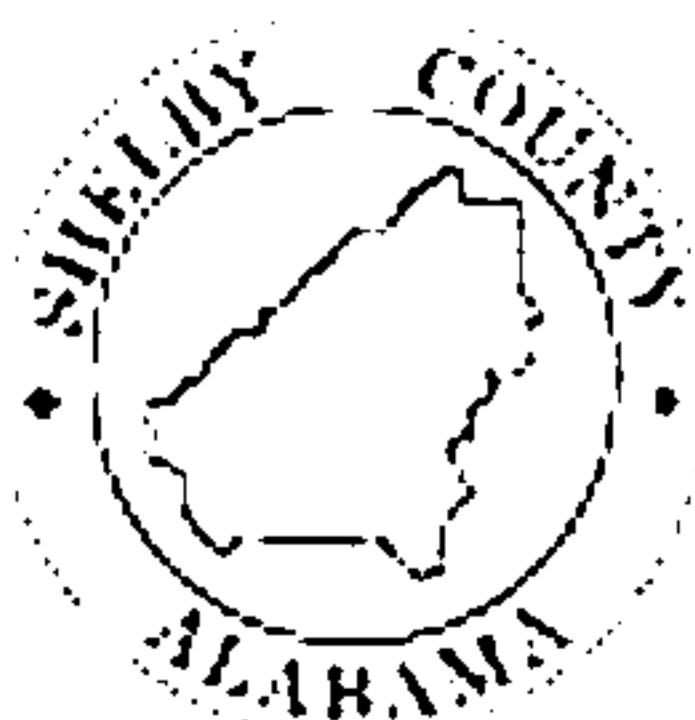
**Exhibit "A"**

**Attached Legal Description**

The SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , of Section 12, Township 19, Range 1 East; the W  $\frac{1}{2}$  of W  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 12, Township 19, Range 1 East, Situated in Shelby County, Alabama, being more particularly described as follows:

Commence at a  $\frac{1}{2}$  inch rebar in place being the Southeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 44 minutes 31 seconds West along the South boundary of said section for a distance of 994.74 feet (set  $\frac{1}{2}$  rebar) to the point of beginning. From this beginning point proceed North 89 degrees 44 minutes 40 seconds West along the South boundary of said section for a distance of 331.59 feet to a 1 inch pipe in place being the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 12; thence proceed South 87 degrees 24 minutes 30 seconds West along the South boundary of said Section 12 and along the South boundary of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  for a distance of 1187.68 feet to a 1 inch pipe in place; thence proceed North 06 degrees 11 minutes 44 seconds West for a distance of 1383.06 feet to a  $\frac{1}{2}$  inch rebar in place; thence proceed North 89 degrees 56 minutes 08 seconds East along the North boundary of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and along the North boundary of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  for a distance of 1646.66 feet to a  $\frac{1}{2}$  inch rebar in place; thence proceed South 00 degrees 53 minutes 36 seconds East along the East boundary of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  for a distance of 1324.77 feet to the point of beginning.

The above described land is located in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/20/2015 01:42:27 PM  
\$270.00 CHERRY  
20150720000246360

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.