

THIS INSTRUMENT WAS PREPARED BY:


SEND TAX NOTICE TO:

R. Alan Deer
Balch & Bingham LLP
1901 Sixth Avenue North, Suite 1500
Birmingham, AL 35203
(205) 251-8100

Alabama Telco Credit Union
c/o Accounting & Tax Department
P.O. Box 360287
Birmingham, Alabama 35236-0287

STATE OF ALABAMA)

COUNTY OF SHELBY)


20150824000292340 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
08/24/2015 08:29:56 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT for and in consideration of One and No/100 Dollars (\$1.00), the receipt and sufficiency of which are hereby acknowledged, in hand paid to **THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM**, an Alabama public corporation ("Grantor"), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto **ALABAMA TELCO CREDIT UNION**, an Alabama corporation ("Grantee"), the real property in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof (the "Property").

This conveyance is made subject to the permitted exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, Grantor has hereunto set its seal effective as of the 24th day of August, 2015.

ATTEST:

**THE INDUSTRIAL DEVELOPMENT
BOARD OF THE TOWN OF PELHAM,**
an Alabama public corporation

Name: CLAY JOHNSTON

Its: Secretary

[CORPORATE SEAL]

Statutory Warranty Deed

By: Michael T. Smith

Name: Michael T. Smith

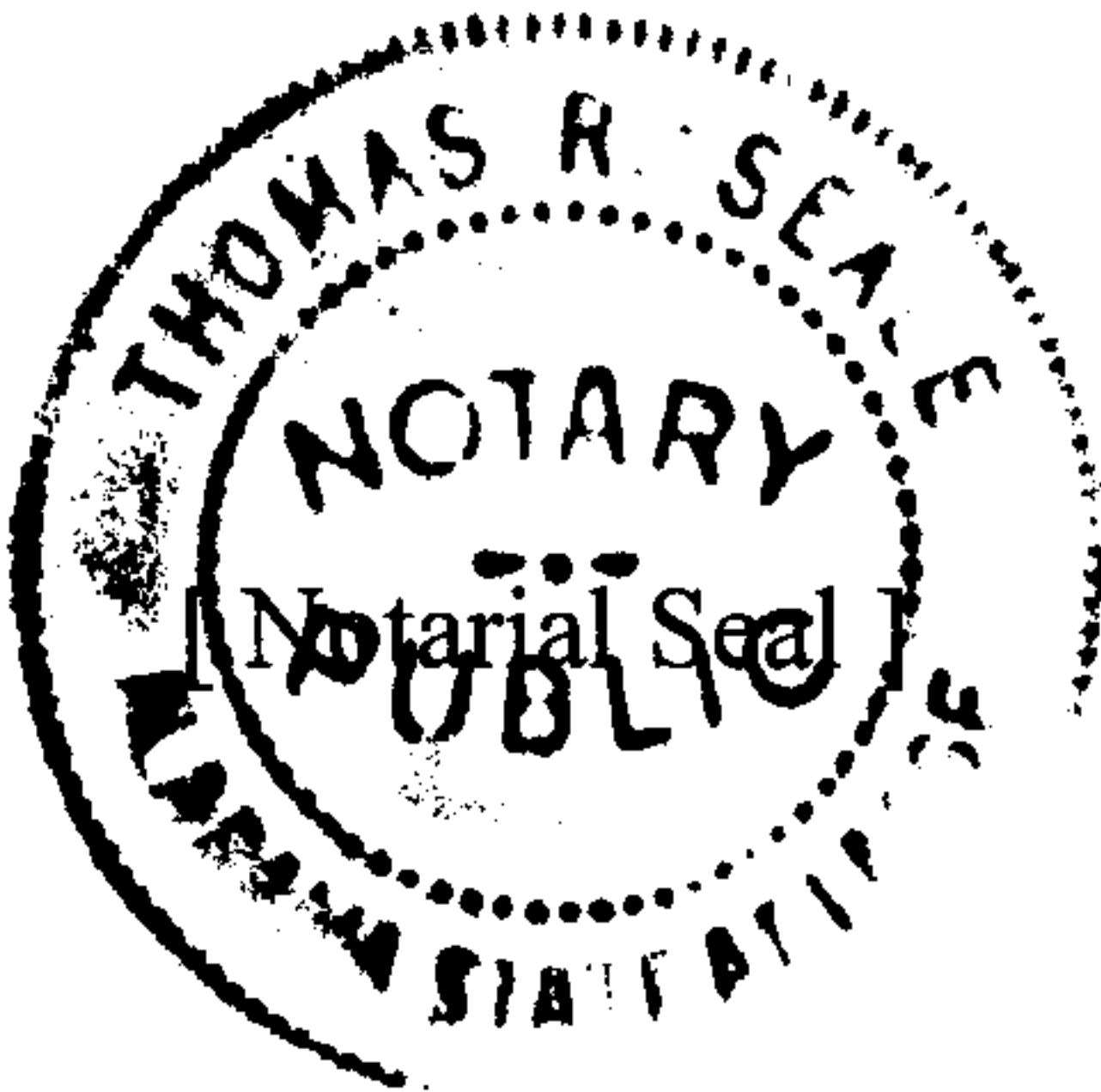
Its: Chairman of the Board

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, THOMAS R. SEALE, notary public in and for said county in said state, hereby certify that MICHAEL T. SMITH, whose name as Chairman of **THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM**, an Alabama public corporation, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and official seal this 14th day of JUNE, 2011.



John R. Deane

Notary Public

My Commission Expires: 10/7/2013

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EXHIBIT A

Legal Description of the Property

Parcel 2:

A parcel of land situated in the West ½ of the Southeast ¼ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Southwest ¼ of the Southeast ¼ of Section 30, Township 19 South, Range 2 West; thence along the East line of said ¼ - ¼ section, North 00 deg. 26 min. 21 sec. West 1067.00 feet along said ¼ - ¼ line to the POINT OF BEGINNING; thence South 57 deg. 21 min. 00 sec. West 909.19 feet; thence North 32 deg. 39 min. 00 sec. West 320.00 feet to the beginning of a curve to the right, said curve having a central angle of 67 deg. 37 min. 00 sec. and a radius of 118.00 feet and length of 139.26 feet; thence North 34 deg. 58 min. 00 sec. East 188.58 feet to the beginning of a curve to the left said curve having a central angle of 23 deg. 06 min. 00 sec. and a radius of 285.00 feet and a length of 114.90 feet; thence North 11 deg. 52 min. 00 sec. East 61.05 feet to the beginning of a curve to the right, said curve having a central angle of 25 deg. 23 min. 00 sec. and a radius of 380.00 feet and length of 168.35 feet; thence North 37 deg. 15 min. 00 sec. East 61.94 feet to the beginning of a curve to the left, said curve having a central angle of 10 deg. 53 min. 00 sec. and a radius of 965.00 feet and length of 183.30 feet; thence North 26 deg. 22 min. 00 sec. East 161.06 feet to the beginning of a curve to the right, said curve having a central angle of 07 deg. 53 min. 00 sec. and a radius of 732.00 feet and a length of 100.72 feet; thence North 34 deg. 15 min. 00 sec. East 78.34 feet to the beginning of a curve to the left, said curve having a central angle of 09 deg. 15 min. 00 sec. and a radius of 717.00 feet and a length of 115.75 feet; thence North 25 deg. 00 min. 00 sec. East 61.94 feet to the beginning of a curve to the left, said curve having a central angle of 58 deg. 36 min. 00 sec. and a radius of 50.00 feet and a length of 51.14 feet; thence North 33 deg. 36 min. 00 sec. West 13.02 feet to the Southeasterly right of way line of Valleydale Road as of August 6, 1975; thence North 57 deg. 18 min. 52 sec. East along said right of way 127.02 feet; thence South 33 deg. 36 min. 00 sec. East 6.90 feet to the beginning of a curve to the right, said curve having a central angle of 79 deg. 42 min. 00 sec. and a radius of 170.00 feet and a length of 236.47 feet; thence South 46 deg. 06 min. 00 sec. West 84.64 feet to the beginning of a curve to the left, said curve having a central angle of 19 deg. 44 min. 00 sec. and a radius of 667.00 feet and a length of 229.72 feet; thence South 26 deg. 22 min. 00 sec. West 161.06 feet to the beginning of a curve to the right, said curve having a central angle of 10 deg. 53 min. 00 sec. and a radius of 1030.00 feet and a length of 195.65 feet; thence South 37 deg. 15 min. 00 sec. West 61.94 feet to the beginning of a curve to the left, said curve having a central angle of 25 deg. 23 min. 00 sec. and a radius of 315.00 feet and a length of 139.55 feet; thence South 11 deg. 52 min. 00 sec. West 61.05 feet to the beginning of a curve to the right, said curve having a central angle of 08 deg. 27 min. 48 sec. and a radius of 350.00 feet and a length of 51.70 feet; thence North 57 deg. 21 min. 00 sec. East 865.10 feet to the ¼ - ¼ line; thence South 00 deg. 26 min. 21 sec. East 573.23 feet along said ¼ - ¼ line to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

LESS AND EXCEPT such portion of the foregoing tract as lies within the present right of way of Valleydale Road a/k/a Shelby County Highway # 17.

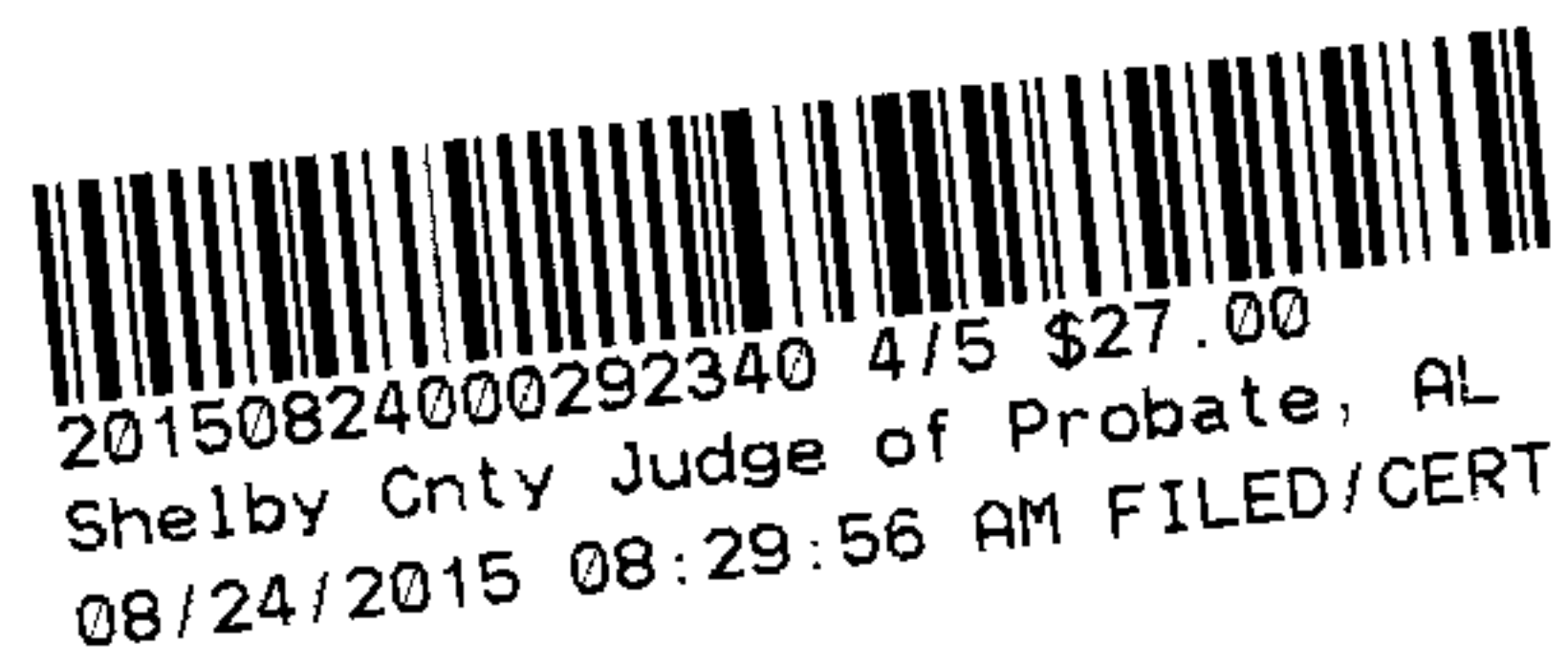


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EXHIBIT B

PERMITTED EXCEPTIONS

- A. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 94 page 349 in the Probate Office.
- B. Easement(s) agreement as set out and shown by instrument recorded in Deed Book 296 page 293 in regard to water lines with the Pelham Water Works Board in the Probate Office and as shown on that survey by Michael R. Bridges PLS#25650, last dated June 22, 2011, described as project #26677.
- C. Agreement concerning electric service to Riverchase between Alabama Power Company and The Harbert Equitable Joint Venture as recorded in Misc. Book 15 page 401 in the Probate Office.
- D. Rights as to sanitary sewer use as set out in deed from The Harbert Equitable Joint Venture to the City of Hoover recorded in Deed Book 353 page 87 in the Probate Office.



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 Industrial Development Board
Mailing Address of the Town of Pelham
Post Office Box 1297
Birmingham, AL 35201

Grantee's Name Alabama Telco Credit Union
Mailing Address Post Office Box 360287
Birmingham, AL 35236

Property Address 1 Riverchase Parkway South
Hoover, AL 35244

Date of Sale August 24, 2015
Total Purchase Price \$ 1.00

or
Actual Value \$

or
Assessor's Market Value \$ 5.3 million



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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 ☐ Appraisal
☐ Sales Contract ☒ Other Exercise of Option to Purchase Under IDB Lease Agreement
☐ Closing Statement

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 August 24, 2015

Alabama Telco Credit Union (p/k/a Avadian Credit Union)
Print By: Linda Cencula, President and CEO

Sign [Signature], President & CEO
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)

Form RT-1