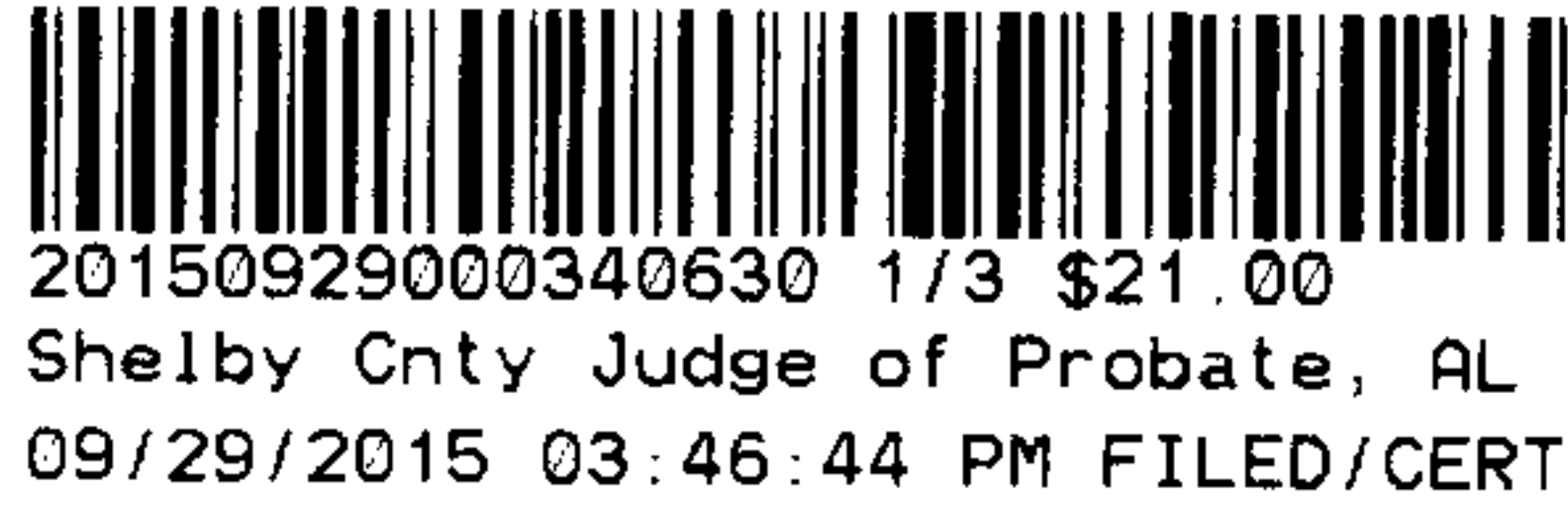


STATE OF ALABAMA

COUNTY OF SHELBY



Grantor: Locke Pelham, LLC
1 Alliance Center
3500 Lenox Rd
Suite 200
Atlanta, GA 30326

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Thousand and 00/100 (\$700,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR as herein described, **LOCKE PELHAM, LLC, a Georgia limited liability company** (herein referred to as "GRANTOR") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto **PREMIER HOLDINGS, LLC, an Alabama limited liability company, its successor and assigns** (herein referred to as "GRANTEE"), its successors and assigns, the following described real estate, situated in the County of Shelby, and the State of Alabama, to-wit:

Lot 1B according to the Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded as Map Book 45 Page 37 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes or assessments for 2015 and subsequent years not yet due and payable.
2. Declaration of Covenants, Conditions, and Restrictions and Declaration of Easements dated on or about June 6, 2007 and recorded as Instrument 20070606000263300 in the Office of the Judge of Probate of Shelby County Alabama.
3. All matters shown on Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded as Map Book 45 Page 37 in the Office of the Judge of Probate of Shelby County, Alabama.


The following terms are included in this conveyance (all terms not otherwise defined below shall have the meaning set forth in the Declaration of Covenants, Conditions, and Restrictions and Declaration of Easements dated on or about June 6, 2007 and recorded as Instrument 20070606000263300 in the Office of the Judge of Probate of Shelby County Alabama (the "Declaration")):

- (a) The Grantor (successor in interest to Pelham Retail Group, LLC) is the Declarant under the Declaration;
- (b) The Grantor, as Declarant, hereby approves the construction and operation of a current image Burger King restaurant on the Lot 1B and appropriate signage therefore on the Property including a pylon sign compliant with any applicable zoning requirements;

- (c) The Grantor, as Declarant, hereby establishes and acknowledges that Lot 1B is included within the definition of Building Areas;
- (d) The Grantor, as Declarant, hereby confirms that the owner of Lot 1B shall be deemed the Owner of a Tract;
- (e) The Grantor, as Declarant, hereby establishes that all easements described in Article II which benefit either the Shopping Center Tract or Reserved Land (including, but not limited to, easements for access/ingress/egress, utilities, storm-water, and parking) shall run in favor of Lot 1B as perpetual easements appurtenant to and in favor of Lot 1B;
- (f) The utility easements (and construction/installation of lines associated therewith) and all other matters set forth in the Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded in Map Book 45 at Page 37 in the Office of the Judge of Probate of Shelby County, Alabama are hereby established as Utility Lines and approved by Declarant;
- (g) For a period of six (6) months from the date hereof, a reasonable area around the Lot 1B shall be deemed a Staging Area for the construction of the Burger King and related improvements, and Grantee hereby agrees to make good faith efforts to minimize any interference with occupants of the Shopping Center Tract.

For ad valorem tax appraisal purposes only, the property is a part of tax parcel 13-6-13-3-002-001.000 (the property is a part of the aforementioned tax parcel but shall be separately assessed as a separate parcel after the recording of this Statutory Warranty Deed) and the property address is 3100 Pelham Parkway, Pelham, Alabama 35124; and the mailing address of Grantee is 5529 Carmichael Road, Montgomery, Alabama 36117.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns, FOREVER.


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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative on this the 29th day of September, 2015.

GRANTOR:

LOCKE PELHAM LLC,
a Georgia limited liability company

By: [Signature]
Name: Richard Bryant, Jr.
Its: Manager

STATE OF Georgia
COUNTY OF Cobb

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that T. Richard Bryant, Jr., whose name as Manager of Locke Pelham LLC, a Georgia 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 Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and seal this the 10th day of September, 2015.

[Signature]
Notary Public
My Commission Expires: 7/26/16

(SEAL)



This instrument prepared by:
John A. Howard, Jr., Esquire
GILPIN GIVHAN, PC
Post Office Drawer 4540
Montgomery, Alabama 36103-4540
(334) 244-1111 (FAX) 244-1969
Our File No. 4899.0026


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Shelby Cnty Judge of Probate, AL
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