

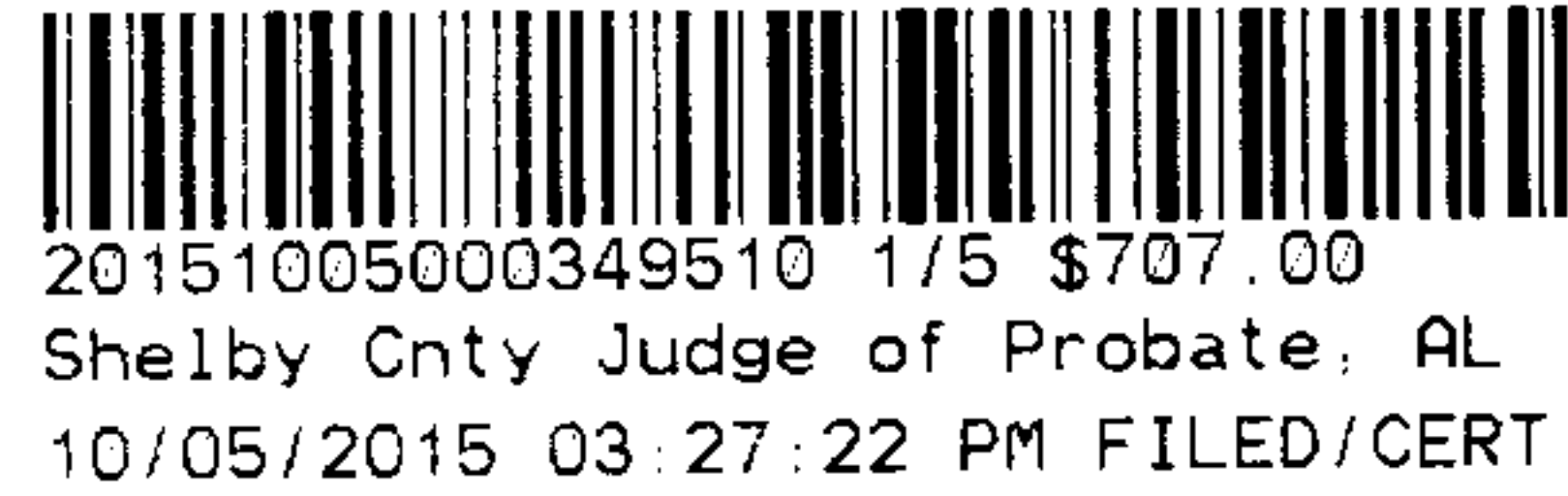
**THIS INSTRUMENT PREPARED BY:**

James M. Tingle, Esq.  
Hand Arendall, LLC  
Park Place Tower North, Suite 1200  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

Vestavia Village, LLC  
Post Office Box 12081  
Birmingham, Alabama 35202

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY     )**



**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **INNOVATIVE COMBUSTION TECHNOLOGIES, INC.**, an Alabama corporation (the "Grantor"), in hand paid by **VESTAVIA VILLAGE, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER with all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

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

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.


(Remainder of page intentionally left blank. See following page for signatures.)


Shelby County, AL 10/05/2015  
State of Alabama  
Deed Tax: \$681.00

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 30<sup>th</sup> day of September, 2015.

Grantor:

**INNOVATIVE COMBUSTION  
TECHNOLOGIES, INC.**

  
20151005000349510 2/5 \$707.00  
Shelby Cnty Judge of Probate, AL  
10/05/2015 03:27:22 PM FILED/CERT

By: 

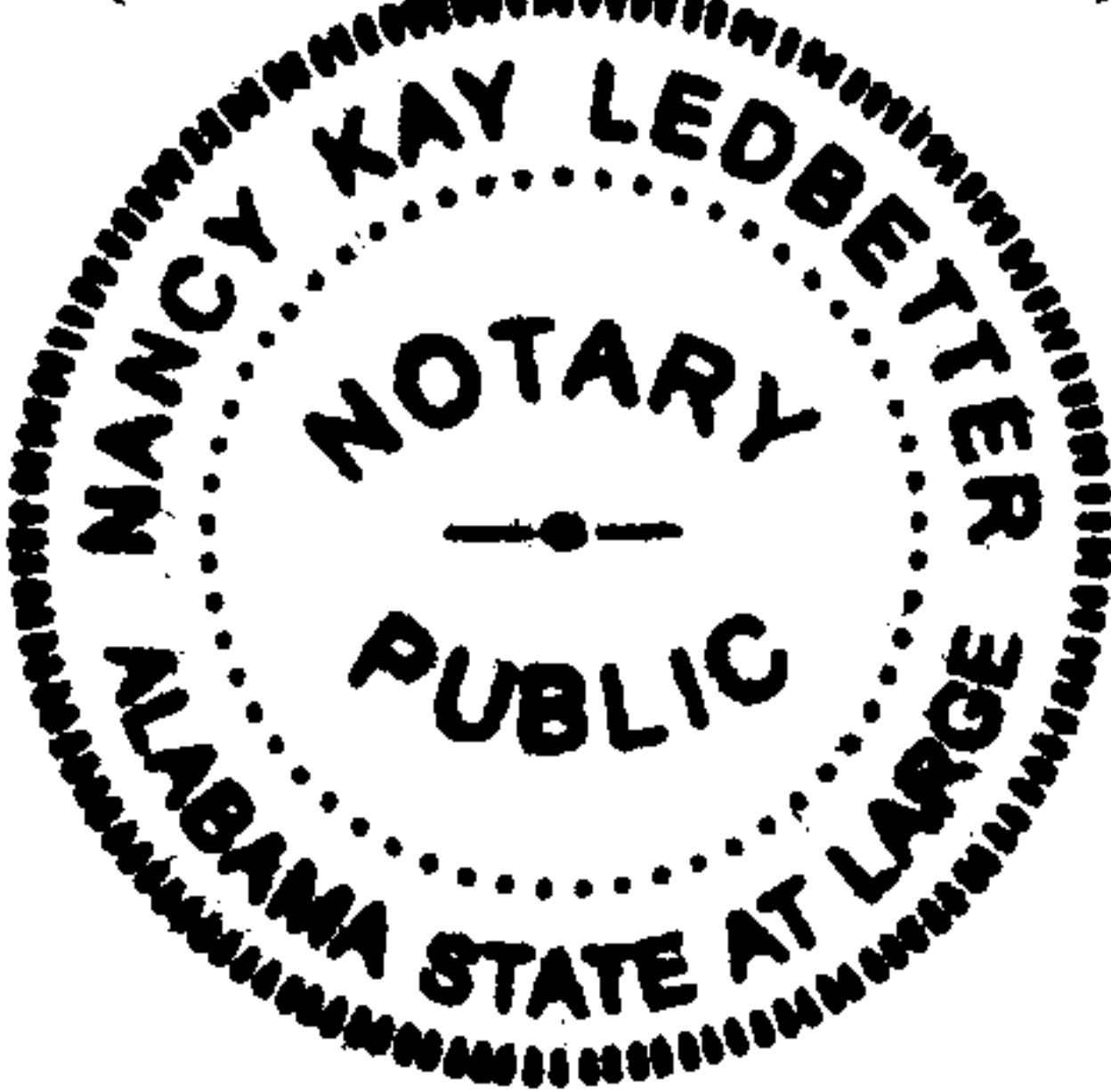
Its: PRESIDENT

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard P. Storm as President of **Innovative Combustion Technologies, Inc.**, an Alabama corporation, whose name 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 executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of September, 2015.

{NOTORIAL SEAL}



  
Notary Public  
My commission expires: \_\_\_\_\_

NANCY KAY LEDBETTER  
Notary Public, Alabama State At Large  
My Commission Expires October 8, 2018

## **EXHIBIT A**

### **Legal Description**

Commence at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 West; thence run East along said South line a distance of 445.62 feet to the Westerly right of way line of County Road #17; thence turn left 71 degrees 27 minutes 40 seconds and run Northeasterly along said right of way line a distance of 178.37 feet to the point of beginning; thence continue along the last described course a distance of 228.49 feet; thence turn left 108 degrees 18 minutes and run West a distance of 218.39 feet; thence turn left 83 degrees 34 minutes 20 seconds and run Southwesterly a distance of 161.16 feet; thence turn left 77 degrees 58 minutes 30 seconds and run Southeasterly a distance of 179.33 feet to the point of beginning; being situated in Shelby County, Alabama.

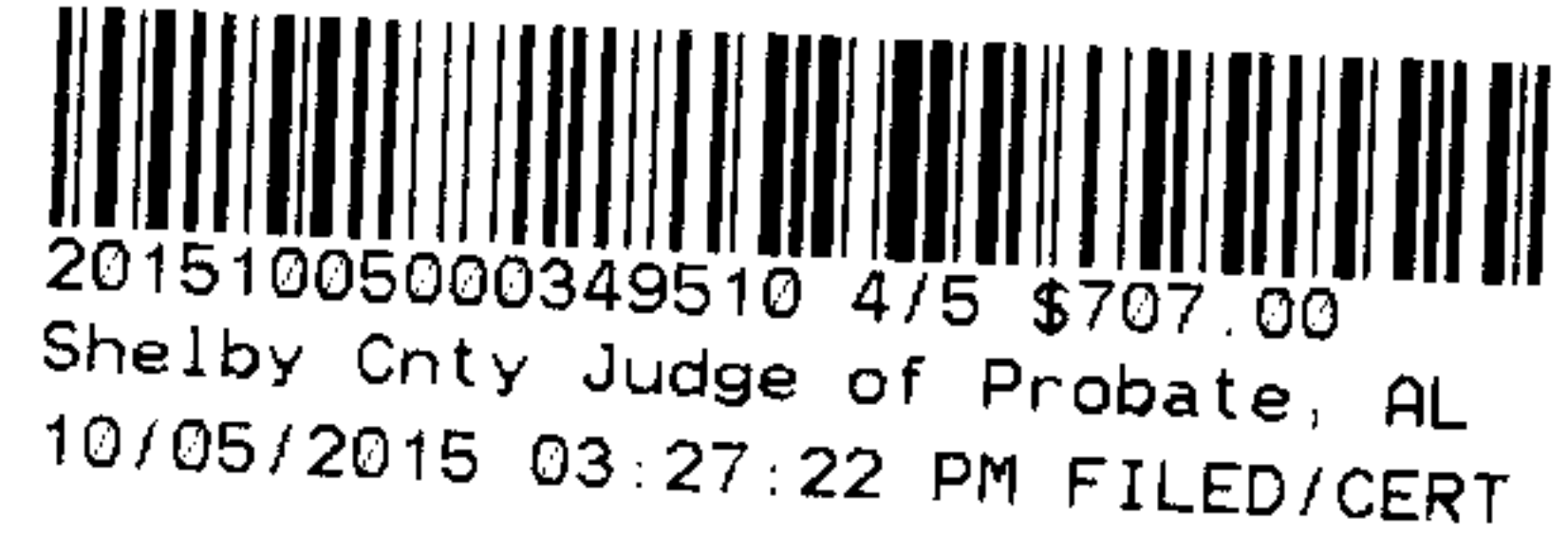


20151005000349510 3/5 \$707.00  
Shelby Cnty Judge of Probate, AL  
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## **EXHIBIT B**

### **Permitted Encumbrances**



1. Ad Valorem Taxes for 2015 and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Sewer Easement granted to the Shelby County Water and Wastewater Department of Shelby County as recorded in Instrument #1995-26967.

# Real Estate Sales Validation Form

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

Grantor's Name Innovative Combustion Technologies, Inc.  
Mailing Address 10 Commerce Drive  
Birmingham, AL 35124

Grantee's Name Vestavia Village, LLC  
Mailing Address P.O. Box 12081  
Birmingham, AL 35202

Property Address See Exhibit A of Deed attached hereto.

Date of Sale October 1, 2015


Total Purchase Price \$ 680,750.00

or

Actual Value \$

or

Assessor's Market Value \$

  
20151005000349510 5/5 \$707.00  
Shelby Cnty Judge of Probate, AL  
10/05/2015 03:27:22 PM FILED/CERT

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

☒ 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 10/1/2015

Print VESTAVIA VILLAGE LLC

Sign Robert C. Brett Marge

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1