

Send tax notice to:
AVCC, LLC
3108 Blue Lake Drive, Suite 200
Birmingham, Alabama 35243

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
JEFFERSON AND
SHELBY COUNTIES)



20151016001032530 1/6
Bk: LR201516 Pg:197
Jefferson County, Alabama
I certify this instrument filed on:
10/16/2015 02:16:35 PM D
Judge of Probate- Alan L. King

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:



20151019000363580 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
10/19/2015 11:36:59 AM FILED/CERT

That in consideration of the sum of Three Million and 00/100 Dollars (\$3,000,000.00) (which value has been verified by closing statement) and other good and valuable consideration in hand paid to **NALL PARTNERSHIP, LTD**, an Alabama limited partnership, and **WESLEY BURNHAM, JR.**, a married person ("Grantors"), whose address is 119 Euclid Avenue, Birmingham, Alabama 35213, by **AVCC, LLC**, an Alabama limited liability company ("Grantee"), whose address is 3108 Blue Lake Drive, Suite 200, Birmingham, Alabama 35243, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate (the "Property") located on Acton Road in Jefferson and Shelby Counties, Alabama, and more particularly described on *Exhibit "A"* attached hereto.

A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Grantors hereby certify that the Property does not constitute their homestead (as defined by Section 6-10-2, et seq, of the Code of Alabama, 1975).

Grantors attest, to the best of Grantors' knowledge and belief, that the information contained in this Deed is true and accurate. Grantors further understand that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the matters shown on *Exhibit B* attached hereto.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed as of the 15th day of October, 2015.

NALL PARTNERSHIP, LTD

By J. Wallace Nall, Jr.
J. Wallace Nall, Jr.
Its General Partner

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that J. Wallace Nall, Jr., whose name as General Partner of Nall Partnership, LTD, an Alabama limited partnership, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, as such General Partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal on the 15th day of October, 2015.

Kathy Smith
Notary Public
My Commission Expires May 8, 2017

[NOTARIAL SEAL]

My commission expires: _____

20151019000363580 2/6 \$30.00
Shelby Cnty Judge of Probate, AL
10/19/2015 11:36:59 AM FILED/CERT

Wesley Burnham, Jr.
Wesley Burnham, Jr.

STATE OF FLORIDA)
 :
Bay COUNTY)

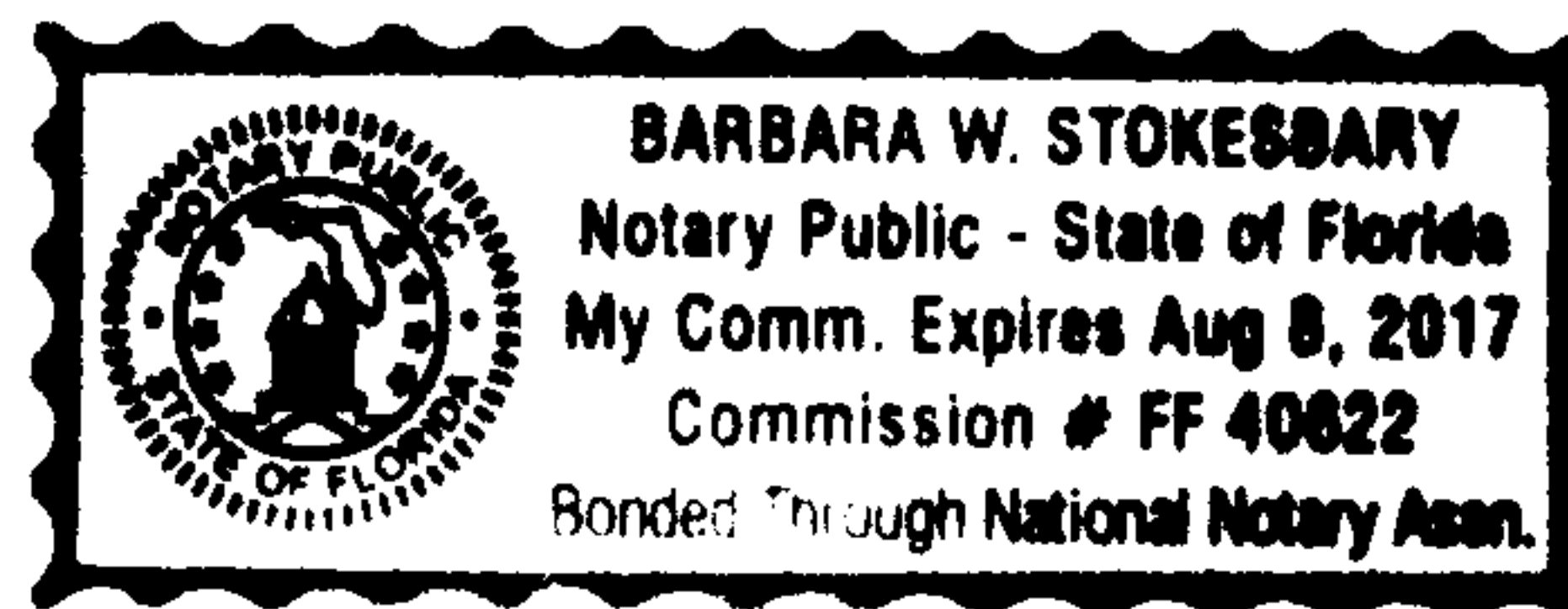
I, the undersigned, a notary public in and for said county in said state, hereby certify that Wesley Burnham, Jr., whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on the 14th day of October, 2015.

Barbara W. Stokesbary
Notary Public

[NOTARIAL SEAL]

My commission expires: 8/8/17



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EXHIBIT A

The Property

RESIDENTIAL PARCEL A

A parcel of land situated in the SE 1/4 of Section 33, Township 18 South, Range 2 West, and the NE 1/4 of Section 4, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama being more particularly described as follows:

BEGIN at a rebar capped EDG at the NE corner of Lot 1 of Altadena Valley Country Club Sector as recorded in Map Book 4 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama and Map Book 66 Page 39 in the Office of the Judge of Probate in Jefferson County, Alabama; thence N 46°52'48" W along the northeastern line of Lot 1 a distance of 159.10 feet to a rebar capped EDG at the NW corner of Lot 1, said point also being on the southeastern right-of-way of Altavista Drive; thence N 47°32'34" E along said right-of-way a distance of 163.65 feet to a rebar capped EDG; thence N 47°00'21" W along said right-of-way a distance of 61.10 feet to a rebar capped EDG; thence N 24°33'55" E along said right-of-way a distance of 69.25 feet to a rebar capped EDG at a point of curve to the right having a central angle of 18°10'50" and a radius of 600.00 feet, said curve subtended by a chord bearing N 33°39'20" E and a chord distance of 189.59 feet; thence along the arc of said curve and along said right-of-way a distance of 190.39 feet to a rebar capped EDG; thence N 42°44'44" E along said right-of-way a distance of a distance of 96.90 feet to a rebar capped EDG; thence N 47°08'16" W along said right-of-way and along the northeastern line of Lot 22 a distance of 270.43 feet to a 1" crimp at the NW corner of Lot 22; thence N 53°14'05" E a distance of 353.04 feet to a point; thence N 46°27'16" E a distance of 55.86 feet to a point; thence N 36°23'28" E a distance of 220.00 feet to a point; thence N 26°37'35" E a distance of 90.63 feet to a rebar capped EDG on the southwestern right-of-way of Acton Road; thence S 69°03'07" E along said right-of-way a distance of 185.44 feet to a rebar capped EDG at the point of a non-tangent curve to the left having a central angle of 05°15'24" and a radius of 1837.71 feet, said curve subtended by a chord bearing S 37°28'03" E and a chord distance of 168.54 feet; thence along the arc of said curve and along said right-of-way a distance of 168.60 feet to a rebar capped EDG at the point of compound curve having a central angle of 77°26'10" and a radius of 119.75 feet, said curve subtended by a chord bearing S 78°48'50" E and a chord distance of 149.80 feet; thence along the arc of said curve and along said right-of-way a distance of 161.84 feet to a 3/4" crimp at the intersection of said right-of-way and the western right-of-way of Lakeland Trail, said point also being a point of reverse curve having a central angle of 95°34'00" and a radius of 29.07 feet, said curve subtended by a chord bearing S 69°44'55" E and a chord distance of 43.06 feet; thence leaving Acton Road right-of-way, along the arc of said curve, and along the western right-of-way of Lakeland Trail a distance of 48.49 feet to rebar capped EDG at the point of a compound curve having a central angle of 10°25'52" and a radius of 757.89 feet, said curve subtended by a chord bearing S 16°44'59" E and a chord distance of 137.79 feet; thence along the arc of said curve and along said right-of-way a distance of 137.98 feet to a rebar capped EDG; thence S 11°32'03" E along said right-of-way a distance of 86.00 feet to a rebar capped EDG at the point of curve to the left having a central angle of 26°10'25" and a radius of 466.26 feet, said curve subtended by a chord bearing S 24°37'15" E and a chord distance of 211.15 feet; thence along the arc of said curve and along said right-of-way a distance of 212.99 feet; thence S 42°47'35" W leaving said right-of-way a distance of 1234.55 feet to a point; thence N 47°16'54" W a distance of 378.49 feet to a point on the southeastern line of Lot 1; thence N 43°07'12" E along the southeastern line of Lot 1 a distance of 77.62 feet to the POINT OF BEGINNING.



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EXHIBIT B

Title Exceptions

1. Ad valorem taxes for 2016 and subsequent years
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Title to that portion of the property within any road right-of-ways.
4. Right-of-way granted to Alabama Power Company recorded in Volume 6533, Page 335; Volume 6693, Page 284; Real 3619, Page 842; Volume 6693, Page 287 and Real 38, Page 108.
5. Right of way granted the Water Works Board of the City of Birmingham and shown in Real 622, Page 287; Map Book 88, Page 67; Real 622, Page 289 and Map Book 88, Page 68.
6. Right-of-way granted to Jefferson County recorded in Real Volume 2887, Page 154 and as shown on Map Book 63, Page 38.
7. Rights of way, roadways and utility easements granted Jefferson County, Alabama recorded in Inst. No. 9916-3899 and Inst. No. 9916-3611.
8. Easements and reservation recorded in Volume 6685, Page 926.
9. Easement and right of way for sanitary sewer recorded in Inst. No. 200001-8298 corrected in Inst. No. 200209-6954.
10. Agreement between Jefferson County, Wesley L. Burnham Jr. and Nall Partnerships, Ltd regarding abandoned sanitary sewer pipeline as recorded in Inst. No. 200002-8717.
11. Sanitary sewer right of way deed recorded in Inst. No. 200001-8297 correct by Inst. No. 200209-6955.
12. Easements and reservations recorded in Real 218, Page 557.
13. Right-of-way granted to Alabama Power Company recorded in Volume 218, Page 58.
14. Right of way for sanitary sewer granted Jefferson County in Misc. Book 66, Page 953.
15. Right-of-way granted to Jefferson County recorded in Inst. No. 20020508000217430 and Inst. No. 2002071000318560.
16. Right of way for sanitary sewer corrected in Inst. No. 20020524000247070 and Inst. No. 20020710000318570.
17. All matters of record in the Office of the Judge of Probate of Jefferson and Shelby Counties, Alabama.
18. All matters which would be revealed by an accurate survey or inspection of the Property.

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

Date of Sale 10/15/15
Total Purchase Price \$ 3,000,000.00
or
Actual Value \$ _____
or
lessor's Market Value \$ _____

_____ Appraisal
Other

20151019000363580 6/6 \$30.00
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