

THIS INSTRUMENT PREPARED BY:

Daniel M. Wilson
Maynard, Cooper & Gale, P.C.
655 Gallatin Street
Huntsville, AL 35801
(256) 551-0171

SEND TAX NOTICE TO:

PC Sweet Home Bama, LLC
c/o Gatlin Development Company, Inc.
1301 Riverplace Blvd., Suite 1900
Jacksonville, FL 32207
Attn: Franklin C. Gatlin, III

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Ten Dollars and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt of which is acknowledged, **PROPST ALABASTER, LLC**, an Alabama limited liability company, herein referred to as **GRANTOR**), does grant, bargain, sell and convey unto **PC SWEET HOME BAMA, LLC**, a Delaware limited liability company (herein referred to as **GRANTEE**), all of its interest in the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto

SUBJECT TO:

1. Ad Valorem taxes for the year ending September 30, 2015, and subsequent years; and
2. Those matters set forth on Exhibit B attached hereto (collectively, the “**Permitted Encumbrances**”).

TO HAVE AND TO HOLD unto 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, it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except the Permitted Encumbrances; that it has a good right to sell and convey the same as aforesaid; that it and its successors and assigns shall warrant and defend the same to the said **GRANTEE**, its successors and assigns forever, against the claims of **GRANTOR** and all others claiming by or under **GRANTOR**, but not otherwise.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 305 Church Street, Suite 715, Huntsville, AL 35801
Grantees' Address: 1301 Riverplace Blvd., Suite 1900, Jacksonville, FL 32207
Property Address: N/A
Tax Parcel ID Nos.: 23-1-01-4-001-001.008; 23-1-01-1-001-002.002
Purchase Price: \$52,000,000.00

[Signature page follows]

[Signature page to Statutory Warranty Deed]

15th IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals effective the day of October, 2015.

GRANTOR:

PROPST ALABASTER, LLC, an Alabama limited liability company

By: John N. Hughey
John N. Hughey, its Manager

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN N. HUGHEY, whose name as Manager of PROPST ALABASTER, LLC, an Alabama limited liability company, 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 the instrument, as such Manager__ and with full authority, s/he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this 15th day of October, 2015.

[NOTARY SEAL]

David M. Wiles
Notary Public

My commission expires _____

My Commission Expires 08-15-2018



20151021000366950 2/5 \$13026.00
Shelby Cnty Judge of Probate, AL
10/21/2015 09:40:11 AM FILED/CERT

Exhibit A

Description of Property

Lots 1 and 3, according to the survey of Colonial Promenade, Alabaster Survey, as recorded in Map Book 35, page 102A and 102B, in the Probate Office of Shelby County, Alabama.

Together with rights, title and interest beneficial to the use and ownership of Lots 1 and 3 granted in the following documents:

Easements with covenants and restrictions affecting land as recorded in Instrument 20040507000243250 and First Amendment thereto recorded in Instrument 2004050700043260, in the Probate Office of Shelby County, Alabama.

Declaration of Covenants, Conditions and Restrictions and Operating Agreements as recorded in Instrument 20100916000304710, Instrument 20050705000331870, Instrument 20050627000315620, Instrument 20051031000564260, Instrument 20050923000494710 and Instrument 20050907000460460, in the Probate Office of Shelby County, Alabama.

Detention Facilities Maintenance Agreement as recorded in Instrument 20051013000534440, in the Probate Office of Shelby County, Alabama.

Alabaster Development Agreement as recorded in Instrument 20050712000346700, in the Probate Office of Shelby County, Alabama.

Declaration of Slope, Detention Pond and Construction Easement as recorded in Instrument 20040521000271360, in the Probate Office of Shelby County, Alabama.



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Exhibit B

Permitted Encumbrances

1. Building lines, easements and restrictions as shown on record map recorded in Map Book 35, pages 102 A and 102B, in the Probate Office of Shelby County, Alabaster.
2. Easements with covenants and restrictions affecting land as recorded in Instrument 20040507000243250 and First Amendment thereto recorded in Instrument 20040507000043260, in the Probate Office of Shelby County, Alabama.
3. Easement Distribution Facilities to Alabama Power Co., recorded in Instrument 20050802000388790, in the Probate Office of Shelby County, Alabaster.
4. Right of way granted to Alabama Power Co., by instrument(s) recorded in Deed Book 48, Pages 584, and 617; Deed Book 207, Page 669, Deed Book 207, Page 676; and, Deed Book 218, Page 656 in the Probate Office of Shelby County, Alabaster.
5. Rights of Utilities, if any, in and to that portion vacated street in Instrument 20040408000184040, in the Probate Office of Shelby County, Alabaster.
6. Denial of all existing, future, or potential common law or statutory rights of access between subject property and 1-65.
7. Agreement for water line easement to Alabaster Water and Gas Board as recorded in Instrument 1992-21213, in the Probate Office of Shelby County, Alabaster..
8. Terms and Conditions of Memorandum of Lease by and between Colonial Realty Limited Partnership, as Landlord and Belk, Inc., as Tenant, recorded in Instrument 20040623000343650, in the Probate Office of Shelby County, Alabaster.
9. Terms and Conditions of Memorandum of Lease by and between Colonial Realty Limited Partnership, and AmStar Entertainment, LLC, recorded in Instrument 20041202000660980, in the Probate Office of Shelby County, Alabaster.
10. Rights of others as shown in that certain Declaration of Covenants, Conditions and Restrictions and Operating Agreements as recorded in Instrument 20100916000304710, Instrument 20050705000331870, Instrument 20050627000315620, Instrument

Exhibit B (cont.)

11. 20051031000564260, Instrument 20050923000494710 and Instrument 20050907000460460, in the Probate Office of Shelby County, Alabama.
12. Rights of others as shown in that certain Detention Facilities Maintenance Agreement as recorded in Instrument 20051013000534440, in the Probate Office of Shelby County, Alabama.
13. Rights of others as shown in that certain Alabaster Development Agreement as recorded in Instrument 20050712000346700, in the Probate Office of Shelby County, Alabama.
14. Rights of others as shown in that certain Declaration of Slope, Detention Pond and Construction Easement as recorded in Instrument 20040521000271360, in the Probate Office of Shelby County, Alabama.
15. Rights of tenants, as tenants only, as set forth in any unrecorded leases.
16. Any mineral or mineral rights leased, granted or retained by prior owners.

[end]

