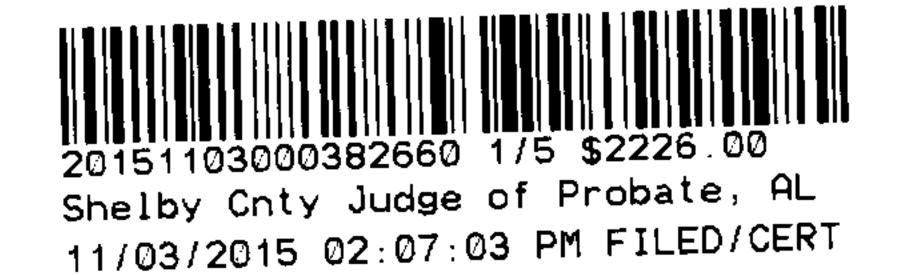
Send Tax Notice To: Shades Express Properties, LLC One Office Park Circle, Suite 300 Birmingham, Alabama 35223



Shelby County, AL 11/03/2015 State of Alabama Deed Tax: \$2200.00 This instrument prepared by and upon recording return to Haskins Jones 2829 2nd Avenue South, Suite 200 Birmingham, Alabama 35233

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, EXPRESS REAL ESTATE, LLC, an Alabama limited liability company (the "Grantor"), for a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto SHADES EXPRESS PROPERTIES, LLC, an Alabama limited liability company (the "Grantee"), that certain real property and the improvements thereon situated in the County of Jefferson, State of Alabama, more particularly described in Exhibit "A" attached hereto (the "Property"), subject to the following:

- 1. All taxes for the year 2016 and subsequent years, not yet due and payable;
- 2. Agreement between The Harbert Equitable Joint Venture and Sunlink Corporation as recorded under Instrument #1996-0745;
- 3. Agreement between The Harbert Equitable Joint Venture and EES Joint Venture as recorded under Instrument #1996-0744;
- 4. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 523, and Deed Book 139, Page 157;
- 5. Agreement with Alabama Power Company as recorded in Misc. Book 15, Page 401;
- 6. Encroachment of building onto 30 foot rear setback as shown on the ALTA/ACSM Land Title Survey and Topographic Survey for Express Oil Change by Engineering Design Group, LLC dated October 30, 2012, Project No. EX0C0004;
- 7. Storm sewer being outside of the easement area located along the Easterly property line as shown on the ALTA/ACSM Land Title Survey and Topographic Survey for Express Oil Change by Engineering Design Group, LLC dated October 30, 2012, Project No. EX0C0004; and
- 8. Easements and building lines as shown on recorded map, Map Book 30, Page 141.

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

Grantor does for itself and its successors and assigns covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor will, and its successors and assigns shall, warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

The Property does not constitute part of the homestead of Grantor.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on October 30, 2015 to be effective as of November 2, 2015.

GRANTOR:

Express Real Estate, LLC, an Alabama limited liability company

Richard A. Brooks, its Managing Member

STATE OF ALABAMA county of Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Richard A. Brooks, whose name as Managing Member of Express Real Estate, LLC, an Alabama 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 Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN under my hand and official seal this 30

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Shelby Cnty Judge of Probate, AL

Notary Public

My Commission Expires:

KARLA M SCHIFFMAN NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES JULY 12, 2018

day of October, 2015.

EXHIBIT "A"

Legal Description

Lot 6B of Southpark Resurvey of Lots 6A and 7A, as recorded in Map Book 30 Page 141, in the Probate Office of Shelby County, Alabama.

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Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

ntor's ne	Express Real Estate, LLC	Grantee's Name	Shades Express Properties, LLC
ng Address	1800 South Park Drive	Mailing Address	One Office Park Circle
	Hoover, Alabama 35244		Birmingham, Alabama 35223
perty dress	1880 Southpark Drive	Date of Sale	10/30/15
C33	Hoover, AL	Total Purchase Price	\$2,200,000.00
(Recordated Billows Sale X Close	ase price or actual value claimed on this forms of documentary evidence is not required of Sale s Contract ssing Statement	d) Appraisal	
	veyance document presented for recordation to required.	n contains all of the required inform	ation referenced above, the filing of this
		Instructions	
mailing ac	name and mailing address - provide the nar idress. name and mailing address - provide the na		
	address - the physical address of the proper		in interest to property to being conveyed.
•	ale - the date on which interest to the prope		
•	chase price - the total amount paid for the paid offered for record.	ourchase of the property, both real a	nd personal, being conveyed by the
	ue - if the property is not being sold, the truit offered for record. This may be evidenced lue.	* *-	<u> </u>
valuation,	of is provided and the value must be determ of the property as determined by the local will be used and the taxpayer will be penali	official charged with the responsibili	ty of valuing property for property tax
understan	o the best of my knowledge and belief that and that any false statements claimed on this 0-22-1 (h).		
Date	, 2015	Print:	WHATTER
U	nattested(verified by)	Sign:	Ashu All III
	(verified by)	Grantor	/Grantee/Qwher/Agent (circle one) Form RT-

20151103000382660 5/5 \$2226.00 Shelby Cnty Judge of Probate, AL 11/03/2015 02:07:03 PM FILED/CERT