

This instrument prepared by:

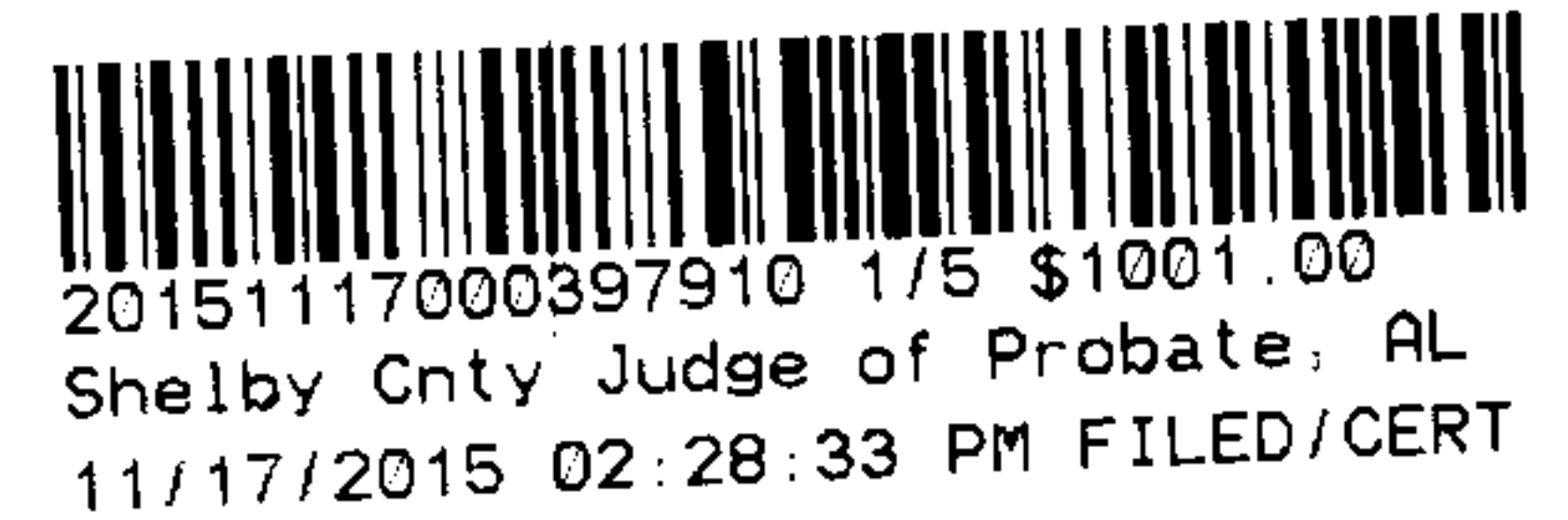
Stephen P. Leara
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notices To:

Adam Thrower/30 Monroe, LLC
c/o Colliers International
880 Montclair Road, Suite 250
Birmingham, Alabama 35253

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Nine Hundred Seventy Five Thousand and No/100 Dollars (\$975,000.00) and other good and valuable consideration to the undersigned grantor, **ENTEC PROPERTIES, LLC**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **30 MONROE, LLC**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

See EXHIBIT "A"

SUBJECT TO:

See EXHIBIT "B"

TO HAVE AND TO HOLD the described premises to said GRANTEE, his successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR.

Shelby County, AL 11/17/2015
State of Alabama
Deed Tax: \$975.00

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to
hereunto set their signatures as the act of such GRANTOR, this the 16th day of November,
2015.

ENTEC PROPERTIES, LLC
an Alabama limited liability company

By: John T. Sutton
John T. Sutton
Its: Manager

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that John T. Sutton, whose name as Manager of Entec Properties, 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 thereof, he, as such
officer and with full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal, this the 2nd day of November, 2015

MELODY CROCKER
Notary Public, State of Alabama
County of Jefferson
My Commission Expires
April 14, 2019

Melody Crocker
Notary Public

My Commission Expires: Apr. 14, 2019

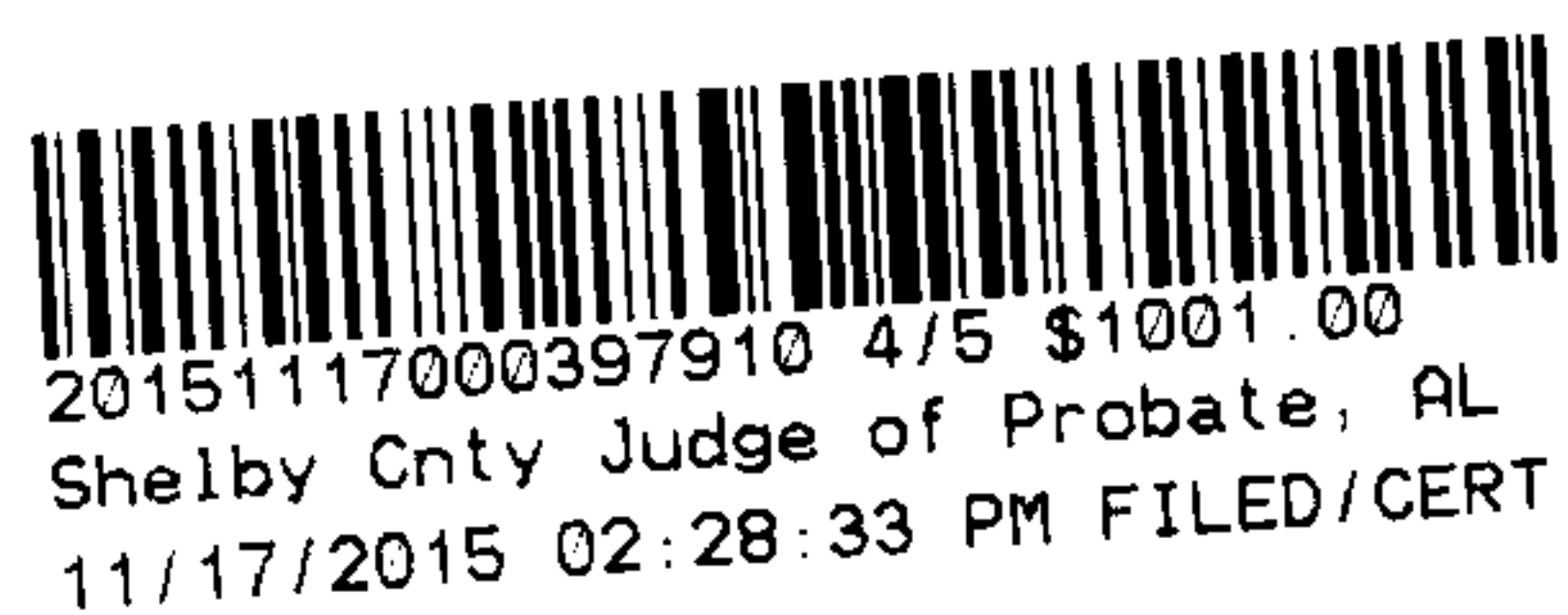
EXHIBIT "A"

Lot 2C, according to a Resurvey of Lot 2-A of Monroe's Industrial Park, 2nd Addition, being a resurvey of Lots 1 & 2, Monroe's Addition to McCain Industrial Park and Acreage, as recorded in Map Book 30, page 19, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH benefits obtained through that certain Easement Agreement by and among 40 Monroe Drive, LLC, Entec Properties LLC and H. Monroe Properties, LLC, dated __/__/2015, and recorded on __/__/2015, in Instrument _____ and that certain Access Drainage and Improvements Easement dated __/__/2015 executed by and between H. Monroe Properties, LLC and Entec Properties, LLC, dated __/__/2015 and recorded in Instrument _____, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

1. All taxes for the year 2016 and subsequent years, not yet due and payable.
2. Building line(s) as shown by map recorded in Map Book 30, page 19, in the Probate Office of Shelby County, Alabama.
3. Easement(s) as shown by map recorded in Map Book 30 page 19, in the Probate Office of Shelby County, Alabama.
4. Restrictions as shown by map recorded in Map Book 30, page 19, in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, recorded in Volume 127, page 408, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Volume 180, page 584, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 336, page 430, in the Probate Office of Shelby County, Alabama.
8. Restrictions appearing of recorded in Instrument 1998-16767, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Volume 126, pages 299; 300; 126; 302; 345 and 347; Volume 141, page 300 and Volume 170, page 237 in the Probate Office of Shelby County, Alabama.
10. Subject to the terms and conditions of that certain Easement Agreement dated ___/___/2015, by and among 40 Monroe Drive, LLC, Entec Properties, LLC and H. Monroe Properties, LLC, recorded in Instrument _____, in the Probate Office of Shelby county, Alabama.
11. Subject to the terms and conditions of that certain Access, Drainage and Improvements Easement dated ___/___/2015, by and between H. Monroe Properties, LLC and Entec Properties, LLC recorded in Instrument _____, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Entec Properties, LLC
Mailing Address 30 Monroe Drive
Pelham, Al 35124

Grantee's Name 30 Monroe, LLC
Mailing Address c/o Collier's International
880 Montclair Rd, Suite 250
Birmingham, Al 35253

Property Address 30 Monroe Drive
Pelham, Al 35124

Date of Sale _____
Total Purchase Price \$ 975,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 11.2.15

Print JOHN T SUTTON

Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20151117000397910 5/5 \$1001.00
Shelby Cnty Judge of Probate, AL
11/17/2015 02:28:33 PM FILED/CERT