

Prepared by and when recorded return to:
Stephen Stallcup, Esq.
Maynard, Cooper & Gale, PC
1901 Sixth Avenue North, Suite 2400
Birmingham, Alabama 35203

Send tax notices to:
BTNV LLC & WCTNV LLC
14571 Bahama Swallow Trail
Winter Garden, FL 34787

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 12/03/2015
State of Alabama
Deed Tax: \$10345.00

KNOW ALL MEN BY THESE PRESENTS:

THAT, **MAP ALABASTER, LLC**, a limited liability company formed under the laws of Alabama ("Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **BTNV LLC**, a limited liability company formed under the laws of Delaware and **WCTNV LLC**, a limited liability company formed under the laws of Delaware, together as tenants in common, each with a 50% interest (collectively, the "Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the "Property"), subject to the Permitted Exceptions (as defined herein).

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to those matters listed on Exhibit B as permitted exceptions (the "Permitted Exceptions").

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
MAP Alabaster, LLC	BTNV LLC and WCTNV LLC
421 Office Park Drive	14571 Bahama Swallow Trail
Birmingham, Alabama 35223	Winter Garden, FL 34787

Property Address:	9085 Highway 119, Alabaster, AL
Date of Sale:	December 2, 2015
Total Purchase Price:	\$10,345,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

[Signature(s) on following page(s)]



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 Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of December 1, 2015.

GRANTOR:

MAP ALABASTER, LLC
an Alabama limited liability company

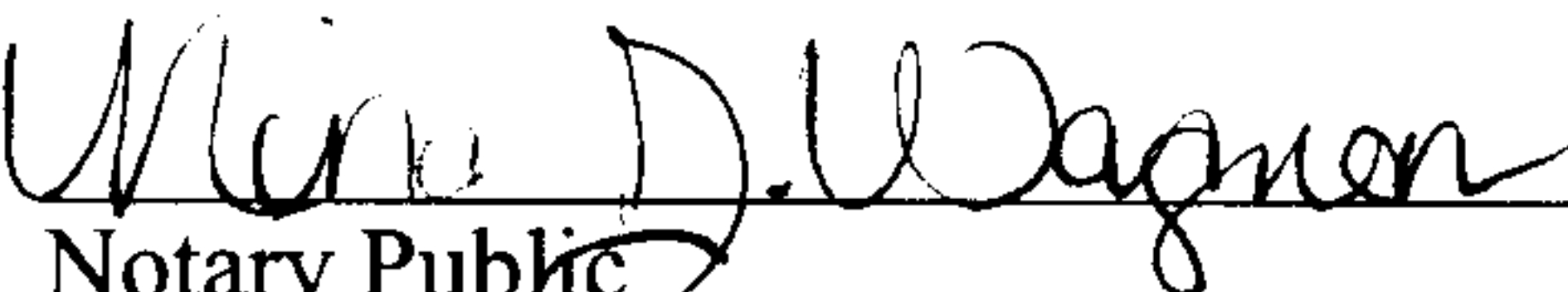
By: 
Name: Mark A. Peeples
Its: Manager

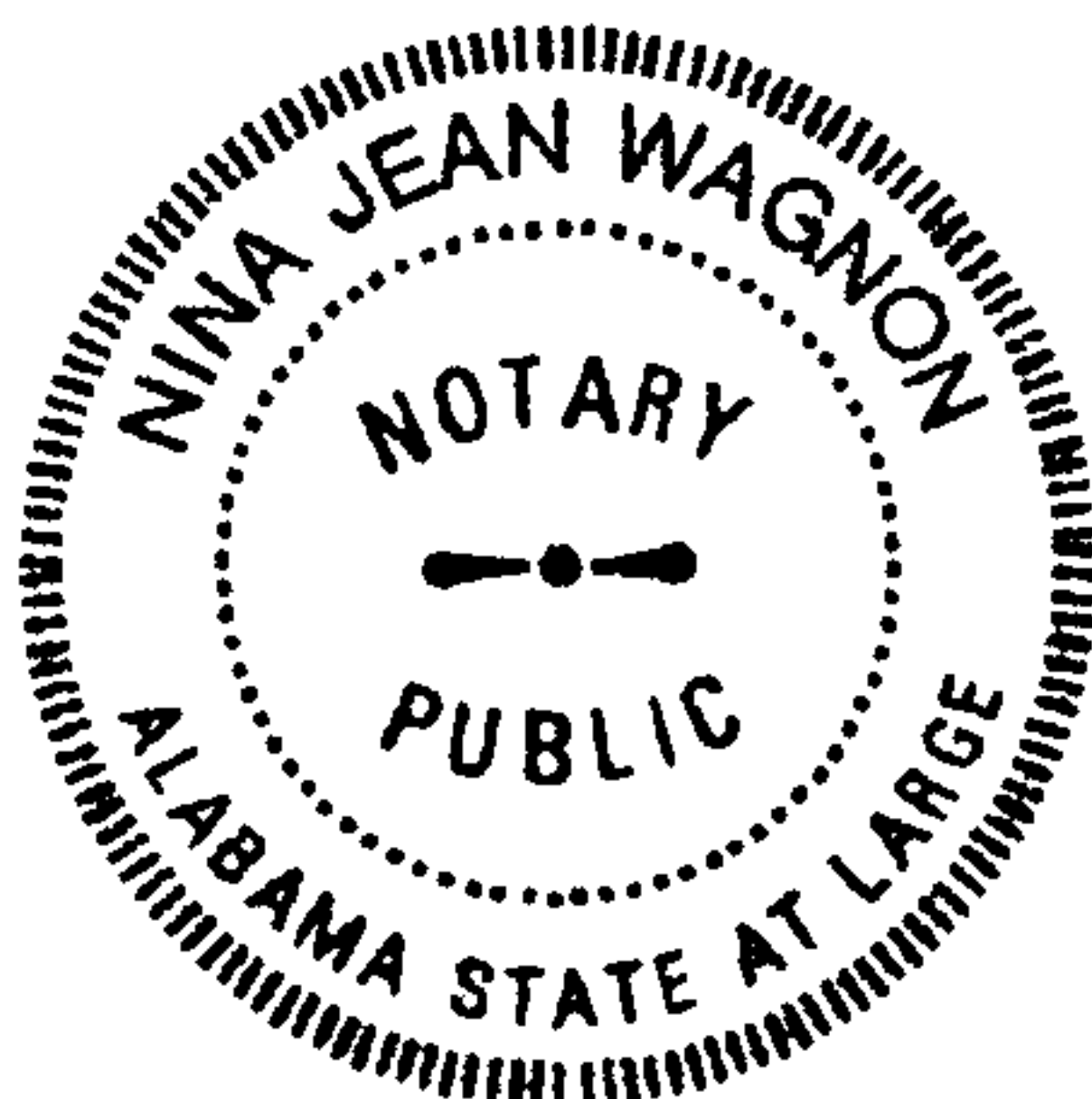
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Mark A. Peeples, whose name as the Manager of MAP 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 said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 1st day of December, 2015.

AFFIX SEAL


Notary Public
My commission expires: 3/21/2019





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EXHIBIT A

Description of the Property

A parcel of land situated in the South half of the Northwest one-quarter of the Northwest one-quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 14; thence run South 00 degrees 25 minutes 40 seconds East along the West line of said Section 14 for a distance of 661.30 feet to a found Beacon capped rebar, said point being the POINT OF BEGINNING; thence leaving the West line of said Section 14, run South 89 degrees 23 minutes 43 seconds East for a distance of 156.81 feet to a found RCFA capped rebar; thence run South 88 degrees 44 minutes 49 seconds East for a distance of 309.94 feet to a found 4" open top; thence run South 23 degrees 14 minutes 38 seconds West for a distance of 199.29 feet to a found 2" open top; thence run South 88 degrees 59 minutes 29 seconds East for a distance of 555.48 feet to a found Beacon capped rebar, said point being on the Westernmost right of way line of Alabama State Highway 119; thence run South 25 degrees 44 minutes 12 seconds West along said Westernmost right of way for a distance of 215.29 feet to an iron pin set, said point being the point of commencement of a curve to the left, said curve having a radius of 3130.00 feet, a central angle of 05 degrees 22 minutes 46 seconds, a chord bearing of South 23 degrees 02 minutes 49 seconds West for a chord distance of 293.77 feet; thence run along arc of said curve and along said Westernmost right of way for a distance of 293.88 feet to a found 1/4" rebar; thence leaving said Westernmost right of way, run North 89 degrees 15 minutes 19 seconds West for a distance of 425.20 feet to an iron pin set, said point being on the Easternmost right of way line of Daisy Lane (40' right of way); thence run North 41 degrees 21 minutes 06 seconds West along said Easternmost right of way for a distance of 84.61 feet to an iron pin set, said point being the point of commencement of a curve to the right, said curve having a radius of 56.24, a central angle of 48 degrees 41 minutes 34 seconds, a chord bearing of North 18 degrees 45 minutes 33 seconds West for a chord distance of 46.37 feet; thence run along arc of said curve and along said Easternmost right of way for a distance of 47.80 feet to an iron pin set, said point being a point on the Northernmost right of way line of said Daisy Lane; thence run North 84 degrees 24 minutes 41 seconds West along said Northernmost right of way for a distance of 5.50 feet to an iron pin set; thence leaving said Northernmost right of way, run North 22 degrees 38 minutes 47 seconds East for a distance of 91.41 feet to a found 1/2" crimp; thence run North 23 degrees 23 minutes 22 seconds East for a distance of 223.01 feet to a found Beacon capped rebar; thence run South 87 degrees 23 minutes 53 seconds West for a distance of 355.48 feet to a found 1/4" rebar, said point being a point on the West line of said Section 14; thence run North 00 degrees 25 minutes 40 seconds West for a distance of 279.20 feet to the POINT OF BEGINNING. Said parcel contains 360,234 square feet or 8.27 acres more or less.


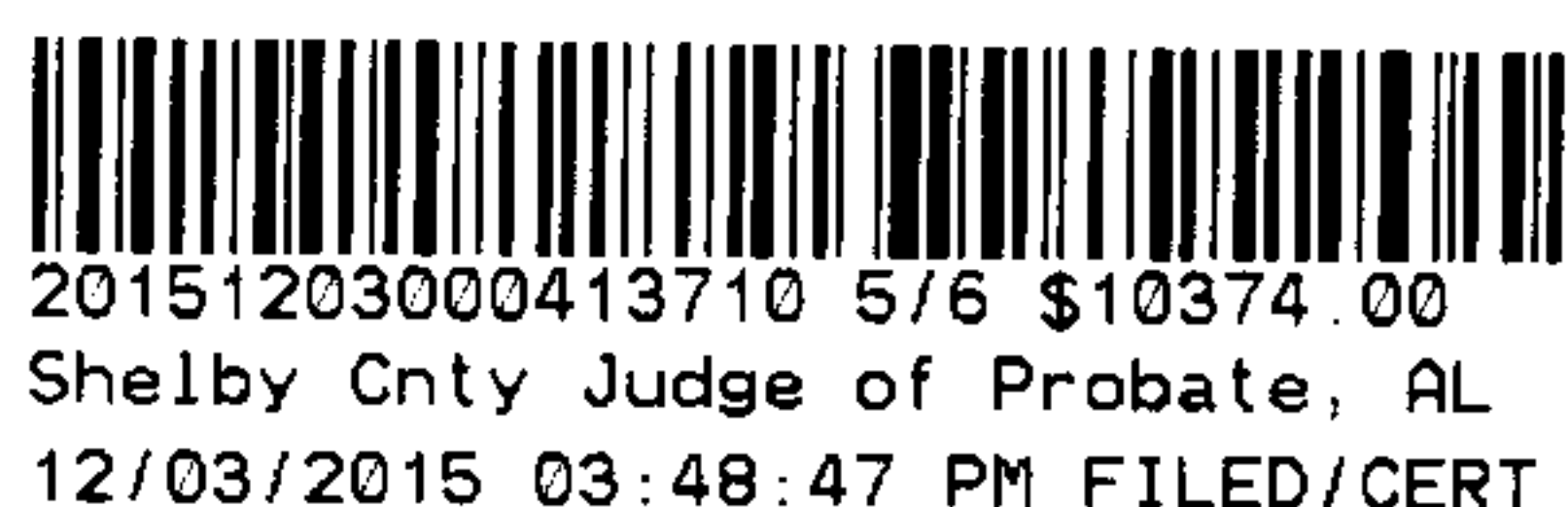

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EXHIBIT B

Permitted Exceptions

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the real property described in Exhibit A, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
2. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
3. Transmission line easements to Alabama Power Company recorded in Deed Book 101, Page 87, in the Probate Office of Shelby County, Alabama.
4. Easement to Plantation Pipeline (for gas) recorded in Deed Book 112, Page 266, in the Probate Office of Shelby County, Alabama.
5. Right of Way Easement to Alabama Power Company (for electricity) recorded as Instrument No. 2003100100660920, in the Probate Office of Shelby County, Alabama.
6. Right(s) of Way(s) granted to (i) Alabama Power Company (for electricity) by instrument recorded in Book 221, Page 636, (ii) Alabama Power Company (for electricity) by instrument recorded in Instrument 2001-18584, (iii) Alabama Power Company (for electricity) by instrument recorded in Book 101, Page 77, (iv) Alabama Power Company (for electricity) by instrument recorded in Book 101, Page 87, (v) Alabama Power Company (for electricity) by instrument recorded as Instrument 20031001000660920, (vi) Plantation Pipeline (for gas) by instrument recorded in Book 112, Page 266, all in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of Way granted to the City of Alabaster for 20' sanitary sewer easement by instrument recorded in Instrument 1996-34823, in the Office of the Judge of Probate of Shelby County, Alabama.
8. That certain Memorandum of Lease Agreement by and between MAP Alabaster, LLC and Wal-Mart Stores East, LP, dated January 28, 2015, and recorded February 6, 2015, as Instrument No. 20150206000039630, in the Office of the Judge of Probate, Shelby County, Alabama, as subordinated by that certain Subordination, Non-Disturbance and Attornment Agreement, subordinating that certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement, and Assignment of Leases and Rentals as Additional Security from MAP Alabaster, LLC, to IberiaBank, dated January 28, 2015, and recorded as Instrument No. 20150206000039640, in the Office of the Judge of Probate, Shelby County, Alabama.



9. All matters as shown on that certain plat recorded in Map Book 44, Page 110 (Instrument No. 20150205000039380), in the Office of the Judge of Probate of Shelby County, Alabama, and as shown on that certain survey prepared by Gonzalez-Strength & Associates, Inc., dated September 19, 2014, and revised January 13, 2015, as Job No. 27742.
10. That certain Access Easement Agreement between MAP Alabaster, LLC and Shane M. Jones, dated February 5, 2015, and recorded February 6, 2015, as Instrument No. 20150206000039590, in the Office of the Judge of Probate of Shelby County, Alabama.
11. That certain Access Easement Agreement between MAP Alabaster, LLC and Alfred W. Clark and Janice O. Clark, dated February 5, 2015, and recorded February 6, 2015, as Instrument No. 20150206000039580, in the Office of the Judge of Probate of Shelby County, Alabama.
12. That certain easement granted to Alabama Power Company, dated April 3, 2015, and recorded May 18, 2015, as Instrument No. 20150518000163890, in the Office of the Judge of Probate of Shelby County, Alabama.
13. That certain Acknowledgement and Consent to Easement, dated May 1, 2015, and recorded May 18, 2015, as Instrument No. 20150518000163900, in the Office of the Judge of Probate of Shelby County, Alabama.


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