


STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

SEND TAX NOTICE TO:  
Daniel Realty Company, LLC  
3660 Grandview Parkway, Suite 100  
Birmingham, AL 35243

  
20160105000003900 1/5 \$1630.50  
Shelby Cnty Judge of Probate, AL  
01/05/2016 01:09:25 PM FILED/CERT

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 1st day of January, 2016, by **DANIEL INVESTMENT PARTNERS, LLC**, a Delaware limited liability company ("Grantor"), in favor of **DANIEL REALTY COMPANY, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. Library district dues and assessments for the current year and for all subsequent years thereafter.
3. All easements, restrictions, reservations, rights-of-way, building setback lines and other matters of record.
4. Mortgage and Security Agreement and Assignment of Rents and Leases dated July 30, 2003 in favor of First Commercial Bank, as recorded as Instrument No. 20030731000491770 in the Office of the Judge of Probate, Shelby County, Alabama, as the same may have been amended from time to time.
5. All matters which a current and accurate survey and physical inspection of the Property would reveal.

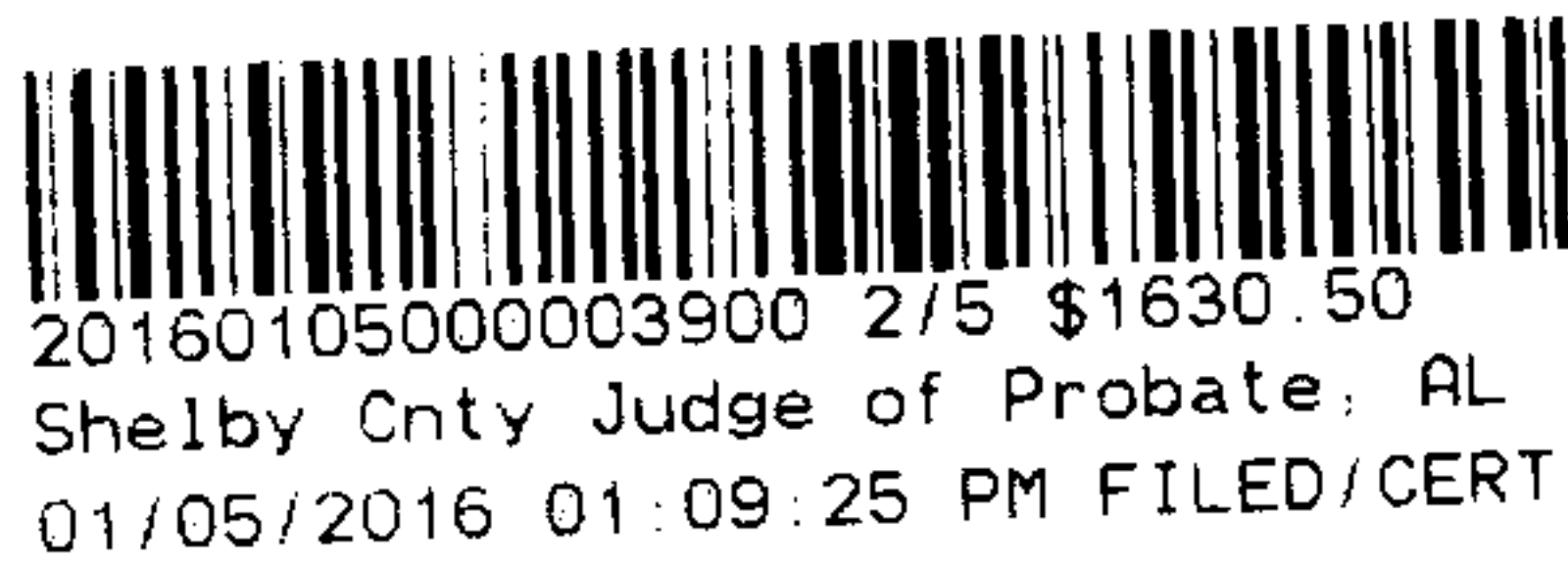
TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Shelby County, AL 01/05/2016  
State of Alabama  
Deed Tax: \$1604.50

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL INVESTMENT PARTNERS, LLC, a  
Delaware limited liability company

By: Daniel Management Corporation, an  
Alabama corporation, Its Manager



By: [Signature]  
Printed Name: W. Carter Bryars, III  
Title: Sr. Vice President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that W. Carter Bryars, III, whose name as Sr. Vice President of Daniel Management Corporation, an Alabama corporation, as Manager of DANIEL INVESTMENT PARTNERS, LLC, a Delaware 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Manager of the aforesaid limited liability company.

Given under my hand and official seal, this the 15<sup>th</sup> day of December, 2015.

[NOTARIAL SEAL]

[Signature]  
Notary Public  
My Commission Expires: March 12, 2018  
SHEILA D. ELLIS  
My Commission Expires  
March 12, 2018

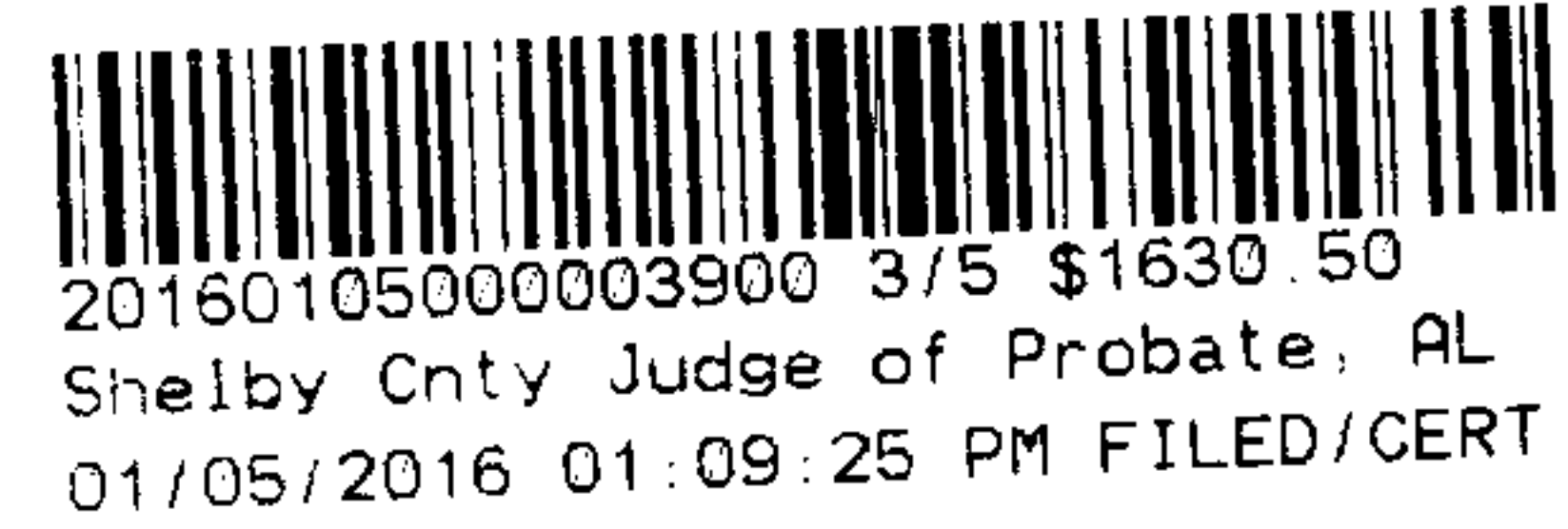
TITLE NOT EXAMINED, CERTIFIED OR REVIEWED  
This instrument prepared by:  
Stephen R. Monk  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue North  
Birmingham, Alabama 35203



## Exhibit A

### Legal Description of Property

#### PARCEL I



To locate the point of beginning, commence at the Southwest corner of the Northeast Quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence South 88 degrees 43 minutes 44 seconds East on the South boundary line of said Northeast Quarter a distance of 250.00 feet to a point; thence North 26 degrees 40 minutes 48 seconds East a distance of 1300.16 feet to the point of beginning, said point of beginning being on the West boundary line of Lot 2A of The Resurvey of Lot 2, Greystone, Second Sector, a subdivision which was recorded in Map Book 17, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama, and the north right of way of a private road known as Greystone Way; thence South 50 degrees 29 minutes 50 seconds West on the North right of way of said road a distance of 265.10 feet to a curve to the left having a central angle of 14 degrees 32 minutes 51 seconds and a radius of 840.00 feet; thence along said curve a distance of 213.28 feet to a point; thence tangent to said curve South 35 degrees 56 minutes 59 seconds West a distance of 11.79 feet to a curve to the right having a central angle of 40 degrees 29 minutes 35 seconds and a radius of 410.00 feet; thence along said curve a distance of 289.76 feet to a point on the East boundary line of Lot 1, Greystone, Third Sector, a subdivision which was recorded in Map Book 14, Page 79, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 20 degrees 09 minutes 47 seconds East on the East boundary line of said Lot 1 a distance of 569.30 feet to a point; thence North 16 degrees 15 minutes 22 seconds East on the East boundary line of said Lot 1 a distance of 384.30 feet to a point; thence 73 degrees 44 minutes 39 seconds East on the East boundary line of said Lot 1 a distance of 150.02 feet to a point; thence North 16 degrees 15 minutes 33 seconds East on the East boundary line of said Lot 1 a distance of 285.20 feet to a point; thence South 59 degrees 11 minutes 45 seconds East a distance of 348.34 feet to a point on the West boundary line of Lot 2A of the resurvey of Lot 2, Greystone, Second Sector; thence South 26 degrees 40 minutes 17 seconds West on the West boundary line of said Lot 2A a distance of 521.17 feet to the point of beginning.


All lying and being in the NE 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and as shown on the boundary survey dated May 31, 1993, prepared by Charley Foster & Associates, Inc., and being more particularly described as follows:

To locate the point of beginning, commence at the SW corner of the NE 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence South 88 degrees 43 minutes 44 seconds East on the South boundary of said NE 1/4 a distance of 250.00 feet to a point; thence North 26 degrees 40 minutes 48 seconds East a distance of 1300.16 feet to the point of beginning, said point of beginning being on the West boundary of Lot 2A of the resurvey of Lot 2, Greystone, Second Sector, a subdivision which was recorded in Map Book 17, Page 27, in the Office of the Judge of Probate, Shelby County, Alabama, and the North right of way of a public road; thence South 55 degrees 30 minutes 21 seconds West on the North right of way of said road a distance of 265.10 feet to a curve to the left having a central angle of 14 degrees 32 minutes 51 seconds and a radius of 840.00 feet; thence along said curve a distance of 213.28 feet to a point; thence tangent to said curve South 35 degrees 57 minutes 29 seconds West a distance of 11.79 feet to a curve to the right having a central angle of 40 degrees 29 minutes 35 seconds and a radius of 410.00 feet; thence along said curve a distance of 289.76 feet to a point on the East boundary of Lot 1, Greystone, Third Sector, a subdivision which was recorded in Map Book 14, Page 79, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 20 degrees 10 minutes 42 seconds East on the East boundary of said Lot 1 a distance of 569.13 feet to a point; thence North 16 degrees 17 minutes 42 seconds East on the East boundary of said Lot 1 a distance of 384.29 feet to a point; thence South 73 degrees 42 minutes 18 seconds East on the



East boundary of Lot 1 a distance of 150.00 feet to a point; thence North 16 degrees 17 minutes 42 seconds East on the East boundary of said Lot 1 a distance of 285.30 feet to a point; thence South 59 degrees 11 minutes 45 seconds East a distance of 347.93 feet to a point on the West boundary of Lot 2A of the resurvey of Lot 2, Greystone, Second Sector; thence South 26 degrees 40 minutes 48 seconds West on the West boundary of said Lot 2A a distance of 521.17 feet to the point of beginning.

## PARCEL II

  
20160105000003900 4/5 \$1630.50  
Shelby Cnty Judge of Probate, AL  
01/05/2016 01:09:25 PM FILED/CERT

A parcel of land situated in Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2-inch open-top pipe locally accepted to be the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 29; thence run West along the South line of said Quarter Quarter section for a distance of 140.00 feet to an iron pin found; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Southerly direction for a distance of 229.78 feet to an iron pin found on the Northeast line of Lot 1, Bigler's Resurvey, as recorded in map Book 8 on Page 106 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 110 degrees 58 minutes 45 seconds and run in a Northwesterly direction along said Northeast line for a distance of 370.81 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 65.70 feet to a 1/4-inch rebar found; thence turn an angle to the right of 01 degree 48 minutes 16 seconds and run in a Northwesterly direction along said Northeast line for a distance of 822.85 feet to a 1-inch rebar found on the Southeast right of way line of Alabama Highway No. 119; thence turn an angle to the right of 91 degrees 22 minutes 00 seconds and run in a Northeasterly direction along said Southeast right of way line for a distance of 680.58 feet to an iron pin found; thence turn an angle to the right of 86 degrees 27 minutes 25 seconds and run in a Southeasterly direction for a distance of 691.79 feet to a 1 1/2-inch open-top pipe found; thence turn an angle to the right of 66 degrees 37 minutes 31 seconds and run in a Southerly direction for a distance of 623.40 feet to an iron pin found, said iron pin found being on the South line of the Southeast Quarter of the Northeast Quarter of said Section 29; thence turn an angle to the right of 92 degrees 46 minutes 03 seconds and run in a Westerly direction for a distance of 101.75 feet to an iron pin set; thence turn an angle to the left of 70 degrees 30 minutes 31 seconds and run in a Southwesterly direction for a distance of 102.92 feet to the point of beginning.

## PARCEL III

Lot 7A-2, according to the Resurvey of Lot 7A, Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 43, Page 40, in the Office of the Judge of Probate 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:  
Daniel Investment Partners, LLC

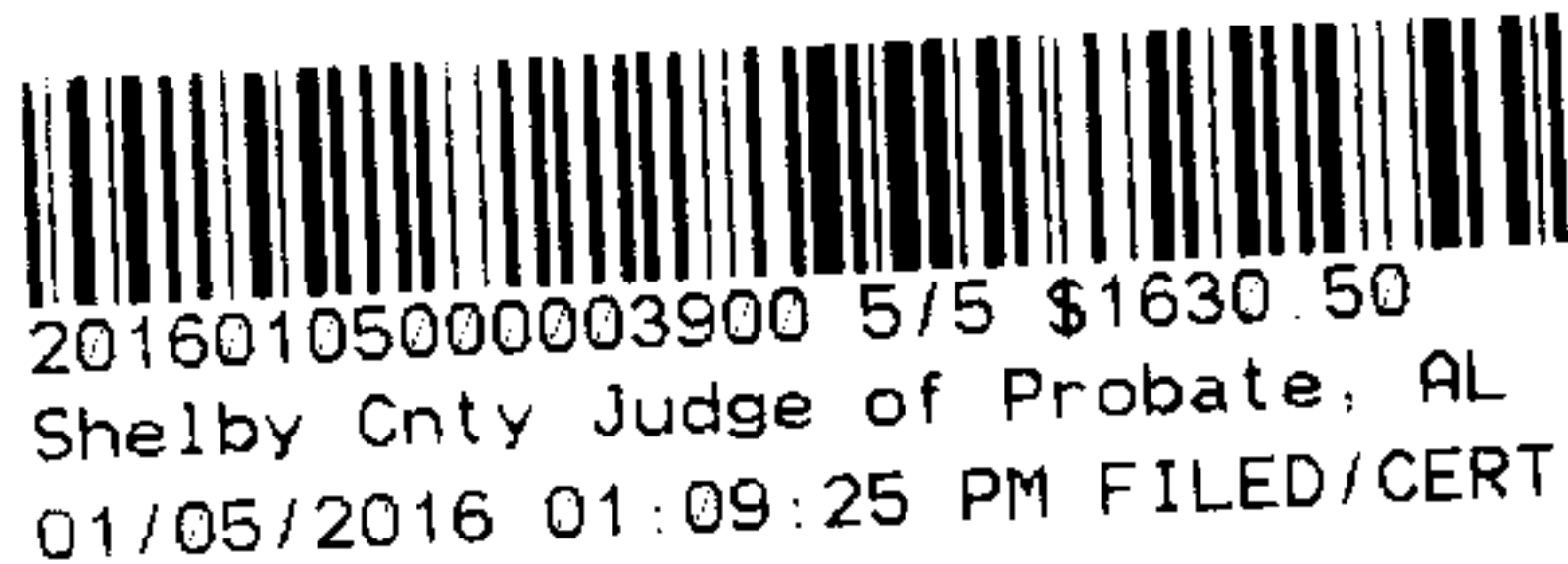
Grantee's Name:  
Daniel Realty Company, LLC

Mailing Address:  
3660 Grandview Parkway, Suite 100  
Birmingham, AL 35243

Mailing Address:  
3660 Grandview Parkway, Suite 100  
Birmingham, AL 35243

Property Address:  
Three (3) parcels in Shelby County,  
AL: See Deed

Date of Sale: January 1, 2016



Total Purchase Price	\$ _____
or	
Actual Value	\$ _____
or	
Assessor's Market Value	<u>\$1,604,200.00</u>

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  
Based on Tax Assessor's Market Value and Current Appraised Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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**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: January 1, 2016

Print: Daniel Investment Partners, LLC  
By: Daniel Management Corporation, Its Manager

\_\_\_\_ Unattested

Sign By:   
Its: W. Carter Bryars III  
(Grantor/Grantee/Owner/Agent) circle one

(verified by) \_\_\_\_\_

**Form RT-1**