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THIS INSTRUMENT PREPARED BY:
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Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Kings Mountain Investments Inc.
4318 Kings Mountain Ridge
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20160105000004170 1/6 \$529.00
Shelby Cnty Judge of Probate, AL
01/05/2016 02:36:52 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 30th day of December, 2015, by HELENA PARTNERS I, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to KINGS MOUNTAIN INVESTMENTS INC., an Alabama corporation (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Million One Hundred Thousand and 00/100 Dollars and (\$1,100,000.00) 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 situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

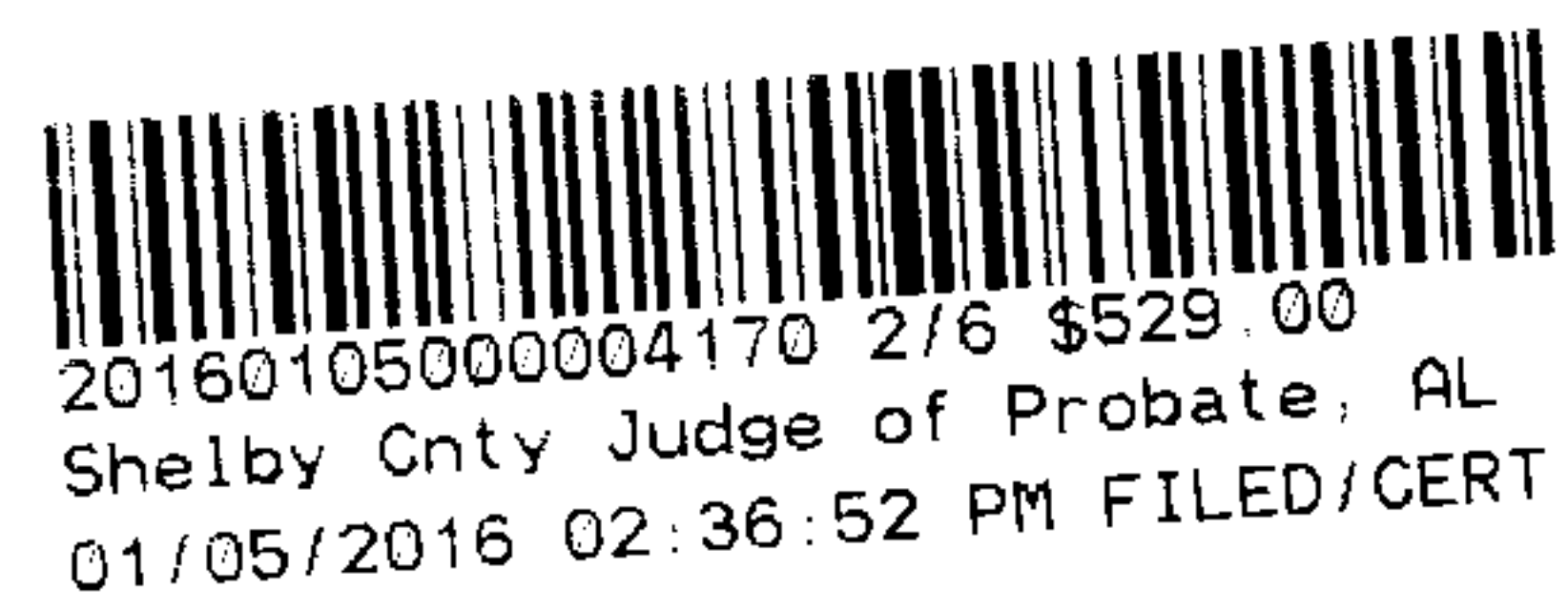
TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for himself, his heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that Grantor, and himself, his heirs, executors, administrators and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

The consideration recited hereinabove was paid by a mortgage loan closed simultaneously herewith.



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:

Helena Partners I, LLC
c/o Southpace Properties, Inc.
300 Richard Arrington Jr. Blvd. North
Birmingham, Alabama 35203

Grantee's Name and Mailing Address:

Kings Mountain Investments Inc.
4318 Kings Mountain Ridge
Birmingham, Alabama 35242

Property Address: 4600 Highway 52, Helena, Alabama 35080

Purchase Price: \$1,100,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

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

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HELENA PARTNERS I, LLC,
an Alabama limited liability company

By: [Signature]
Name: Michael Randman
Its: Managing Partner

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Randman, whose name as Manager of HELENA PARTNERS I, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 30th day of December, 2015.


[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____

MY COMMISSION EXPIRES:
March 25, 2019

EXHIBIT A


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LEGAL DESCRIPTION

A parcel of land situated in the North ½ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 17 of Magnolia Park St. Charles Place, Phase 3, Sector 1, as recorded in Map Book 21, Page 4, in the Judge of Probate of Shelby County, Alabama; thence run in a Southeasterly direction along the North boundary of said Lot 17 for a distance of 604.52 feet; thence deflect left 82 degrees, 17 minutes, 11 seconds and run in a Northeasterly direction for a distance of 597.88 feet to a point on the Southwesterly right of way line of Shelby County Road No. 52 (80 foot R.O.W.), said point being on a curve to the left, said curve having a radius of 1868.86 feet, a central angle of 05 degrees, 16 minutes, 42 seconds a deflection chord angle to the left of 98 degrees, 44 minutes, 21 seconds and a chord length of 172.11 feet; thence run in a Northwesterly direction along the arc of said curve and along said right of way line 172.17 feet; thence deflect left 02 degrees, 38 minutes, 21 seconds from chord of said curve and run in a northwesterly direction along said right of way line for a distance of 81.80 feet to the point of beginning of a curve to the right, said curve being tangent to said straight line and having a radius of 1950.86 feet, a central angle of 10 degrees, 17 minutes, 22 seconds and a chord length of 349.87 feet; thence run in a Northwesterly direction along the arc of said curve and along said right of way line 350.34 feet; thence leaving said right of way line deflect left 96 degrees, 19 minutes, 27 seconds from chord of said curve and run in a Southwesterly direction for a distance of 598.74 feet to the Point of Beginning.

Less and Except: Any portion of subject property that may lie within the right of way of Shelby Road No. 52.

Situated in Shelby County, Alabama.

In accordance with the survey of Jeff D. Arrington, P.S. No. 18664 dated December 29, 2015, the above property is also described as follows:

A parcel of land situated in the North ½ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Lot 17 of Magnolia Park St. Charles Place, Phase 3, Sector 1, as recorded in Map Book 21, Page 4, in the Judge of Probate of Shelby County, Alabama; thence run in a Southeasterly direction along the North boundary of said Lot 17 thru Lot 23-A of said survey for a distance of 604.29 feet; thence deflect left 82 Degrees 16 Minutes 04 Seconds and run in a Northeasterly direction for a distance of 597.46 feet to a point on the Southwesterly right of way line of Shelby County Road No. 52 (80 foot R.O.W.), said point being on a curve to the left, said curve having a radius of 1868.86 feet, a central angle of 05 Degrees 16 Minutes 42 Seconds a deflection chord angle to the left of 98 Degrees 42 Minutes 47 Seconds and a chord length of 172.11 feet; thence run in a Northwesterly direction along the arc of said curve and along said right of way line 172.17 feet; thence deflect left 02 Degrees 38 Minutes 21 Seconds from chord of said curve and run in a Northwesterly direction along said right of way line for a distance of 81.80 feet to the point of beginning of a curve to the right, said curve being tangent to said straight line and having a radius of 1950.86 feet, a central angle of 10 Degrees 17

Minutes 22 Seconds and a chord length of 349.87 feet; thence run in a Northwesterly direction along the arc of said curve and along said right of way line 350.34 feet; thence leaving said right of way line deflect left 83 Degrees 43 Minutes 38 Seconds from chord of said curve and run in a Southwesterly direction for a distance of 598.74 feet to the point of beginning.

Less and Except: Any portion of subject property that may lie within the right of way of Shelby Road No. 52.


Situated in Shelby County, Alabama.



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EXHIBIT B

PERMITTED EXCEPTIONS


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1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 233, Page 586; Deed Book 133, Page 55; Deed Book 130, Page 166; and Deed Book 138, Page 217.
3. Oil, gas and mineral lease in Instrument #1992-11400.
4. Right of way to Southern Natural Gas Corporation in Deed Book 90, page 336.