

This instrument was prepared by:

Robert H. Sprain, Jr., Esq.
Sprain Law Firm, P.C.
1707 29th Court South
Birmingham, AL 35209

Send Tax Notice To:

Hwy 280 Birmingham
Investment, LLC
4801 NW Loop 410
Suite 530
San Antonio, TX 78229

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Million Five Hundred and Fifty Thousand and No/100 (\$3,550,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, MB Partners, LLC, a Delaware limited liability company (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto Hwy 280 Birmingham Investment, LLC, a Texas limited liability company, an undivided 68% interest, and MMAS Hotels, LLC, an Alabama limited liability company, an undivided 32% interest (herein referred to collectively as Grantee), subject to the matters set forth below, in and to the following described real estate (the "Property"), situated in Shelby County, Alabama to wit:

**Lot 2D-2, according to the Resurvey of Lot 2D, being a resurvey of Lot 2B
being a resurvey of Lot 2, Meadow Brook Corporate Park - Phase I, as
recorded in Map Book 21, Page 92, in the Probate Office of Shelby County, Alabama.**

TOGETHER WITH all and singular the improvements situated thereon or attached thereto and all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

\$2,800,000.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

This conveyance is made subject to:

1. Ad valorem taxes for the current year and subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
3. Set back lines and easements as shown by record plat.
4. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park, dated as October 17, 1984 and recorded in Book 005, page 772 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), as amended by First Amendment thereto dated March 28, 1988 and recorded in Book 177, page 269 in the Probate Office, Second Amendment thereto dated June 22, 1993 and recorded as Instrument No. 1993-18243 in the Probate Office, Third Amendment thereto dated August 26, 1996 and recorded as Instrument #1996-27981 in the Probate Office and Fourth Amendment thereto dated August 27, 1996 and recorded as Instrument No. 1996-28517, and any amendments thereto.
5. All matters shown on the survey of Walter Schoel, Jr. dated July 26, 1997, and any matters that would be shown on a current survey.

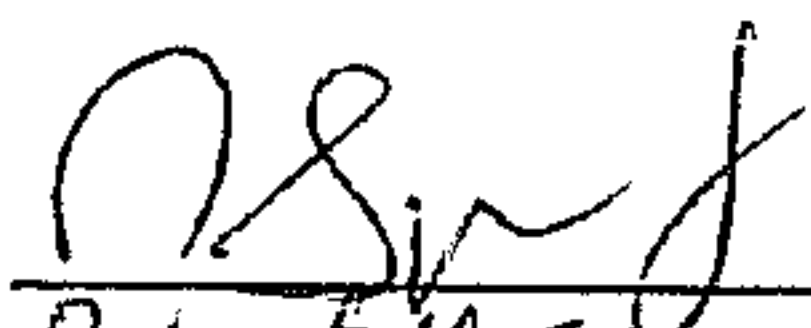
TO HAVE AND TO HOLD the Property to said Grantee, its successors and assigns, forever, subject to the matters described above.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its members as of the 22nd day of December, 2015.

GRANTOR:

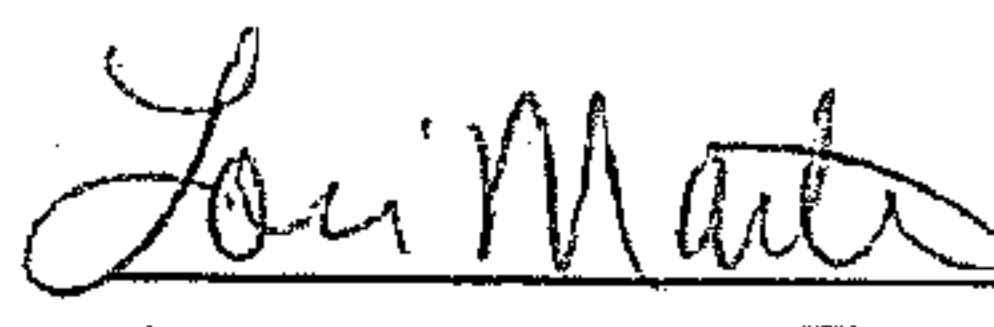
WITNESS:

MB Partners, LLC, a Delaware limited liability company


Robert H. Sprain, Jr.


By: Harpreet S. Chadha
Its: Member

WITNESS:

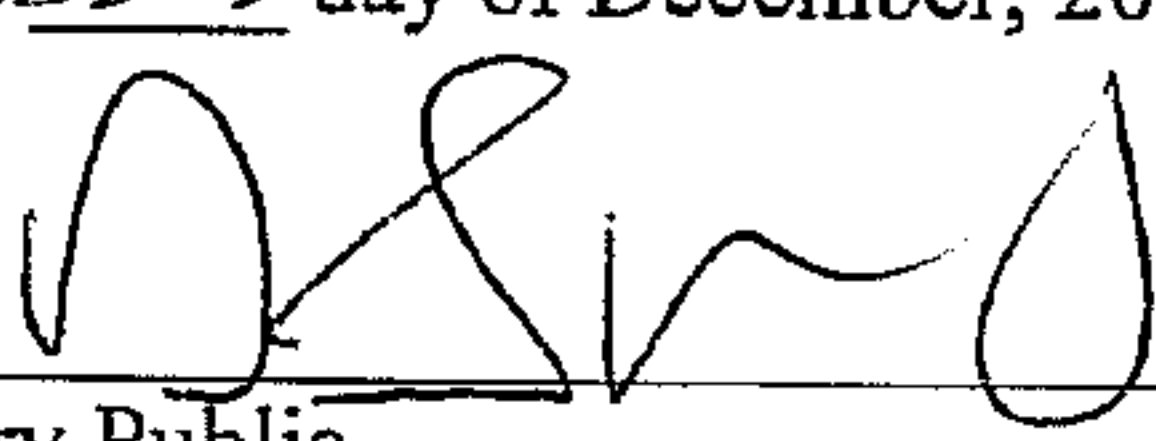

LORI MARTIN


By: Jasmeet S. Walia
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Harpreet S. Chadha, whose name as Member of MB Partners, LLC, a Delaware 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 the Deed, he, as such member, 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 the 22nd day of December, 2015.


Notary Public
Name: ROBERT H. SPRAIN, JR.
My commission expires: Notary Public - Alabama
Jefferson County
My Commission Expires
June 29, 2017

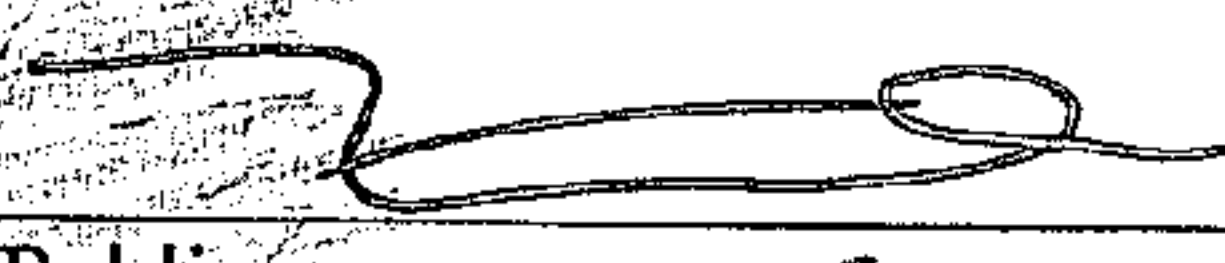
STATE OF LOUISIANA)
PARRISH OF ORLEANS)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Jasmeet S. Walia, whose name as Member of MB Partners, LLC, a Delaware 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 the Deed, he, as such member, 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 the 18th day of December, 2015.



FREDERICK W. SWAIN III
NOTARY PUBLIC
NOTARY ID NO. 67006, LSBA NO. 28242
MY COMMISSION IS FOR LIFE


Notary Public
Name: _____
My commission expires: _____

REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantor's Name:

MB Partners, LLC
1572 Montgomery Highway, Ste 205
Birmingham, AL 35216

Grantees' Names:

Hwy 280 Birmingham Investment, LLC
4801 NW Loop 410, Ste 530
San Antonio, TX 78229

MMAS Hotels, LLC
195 Oxmoor Road
Birmingham, AL 35209

Property Address:

800 Corporate Ridge Drive
Birmingham, AL 35242

Date of Sale: December 22, 2015

Total Purchase Price: \$3,550,000.00

or

Current Assessor's MV: \$

Documentary Evidence provided:

- ☒ Closing Statement
☐ Bill of Sale
☐ Sales Contract
☐ Other:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/06/2016 09:55:32 AM
\$770.00 CHERRY
20160106000005090

[Signature]

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: December 22, 2015

Print: Richard W. Herbert
Sign: [Signature]
(Owner / Agent) circle one