


**STATE OF ALABAMA  
COUNTY OF SHELBY**

  
20160316000084220 1/4 \$3173.00  
Shelby Cnty Judge of Probate, AL  
03/16/2016 10:31:41 AM FILED/CERT

Shelby County, AL 03/16/2016  
State of Alabama  
Deed Tax: \$3150.00

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof are hereby acknowledged, the undersigned, Birmingham Hotels I, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto McNeill Birmingham, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, the following described real estate and improvements located thereon, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1A of the Resurvey of Lot 1 of "The Village at Lee Branch Sector 1 – Phase 3", as recorded at Plat Book 42 at Page 56 in the Office of the Judge of Probate of Shelby County, Alabama, being a resurvey of Lot 1 of The Village at Lee Branch Sector 1- Phase 3 as recorded in Map Book 41 at page 95 in the Office of the Judge of Probate of Shelby County, Alabama and being a Plat for the Dedication of Farley Court as a Public Right of Way.

Together with easements provided pursuant to Agreement of Covenants, Conditions and Restrictions and Grant of Easements dated January 29, 2010 from AIG Baker East Village, L.L.C. at File 20100129000029100 in the Office of Judge of Probate of Shelby County, Alabama and Assignment of Agreement of Covenants, Conditions and Restrictions and Grants of Easement filed January 29, 2010 at File 20100129000029120.

This conveyance and the warranties hereinafter contained are made subject to (i) covenants, restrictions, reservations, easements and rights-of-way, if any, heretofore imposed of record affecting title to said property shown on Exhibit "A" attached hereto and being made a part hereof, (ii) any municipal zoning ordinances now, or hereafter becoming applicable, (iii) matters of survey, and (iv) taxes and assessments becoming due against the property not yet due and payable.

**TO HAVE AND TO HOLD** the aforescribed property to the said Grantee, his/her heirs, successors and assigns, forever.

For purposes of compliance with Code of Alabama 1975, Section 40-22-1, Grantor validates and verifies the following:

- (i) *Grantor's Name and Mailing Address is:* Birmingham Hotels I, LLC, 3320 Skyway Drive, Ste 710, Opelika, AL 36801;
- (ii) *Grantee's Name and Mailing Address is:* McNeill Birmingham, LLC, 7700 Wolf River Boulevard, Suite 103, Germantown, Tennessee 38138;

- (iii) *The property address of the property conveyed hereby is: 6220 Farley Court, Hoover, Alabama, 35242;*
- (iv) *The Date of Sale is: March 15, 2016;*
- (v) *The Total Purchase Price is: \$10,600,000.00 or Actual Value is \$N/A or Assessor's Market Value is \$N/A;*
- (vi) *The purchase price or actual value claimed on this form can be verified in the following documentary evidence: X Sales Contract N/A Appraisal (Recordation of documentary evidence is not required).*

THERE IS NOTHING FURTHER ON THIS PAGE



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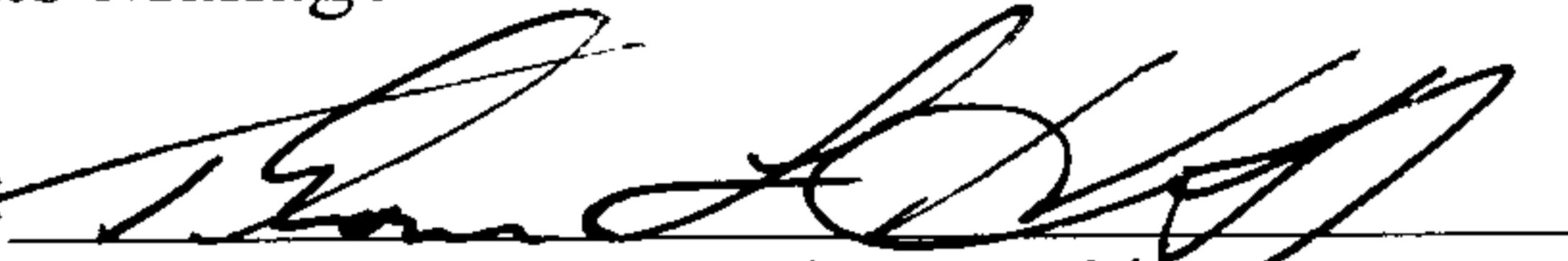
**STATUTORY WARRANTY DEED-CONTINUED**

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed by its duly authorized Manager effective as of the 15th day of March, 2016.

**GRANTOR:**

Birmingham Hotels I, LLC, an Alabama limited liability company

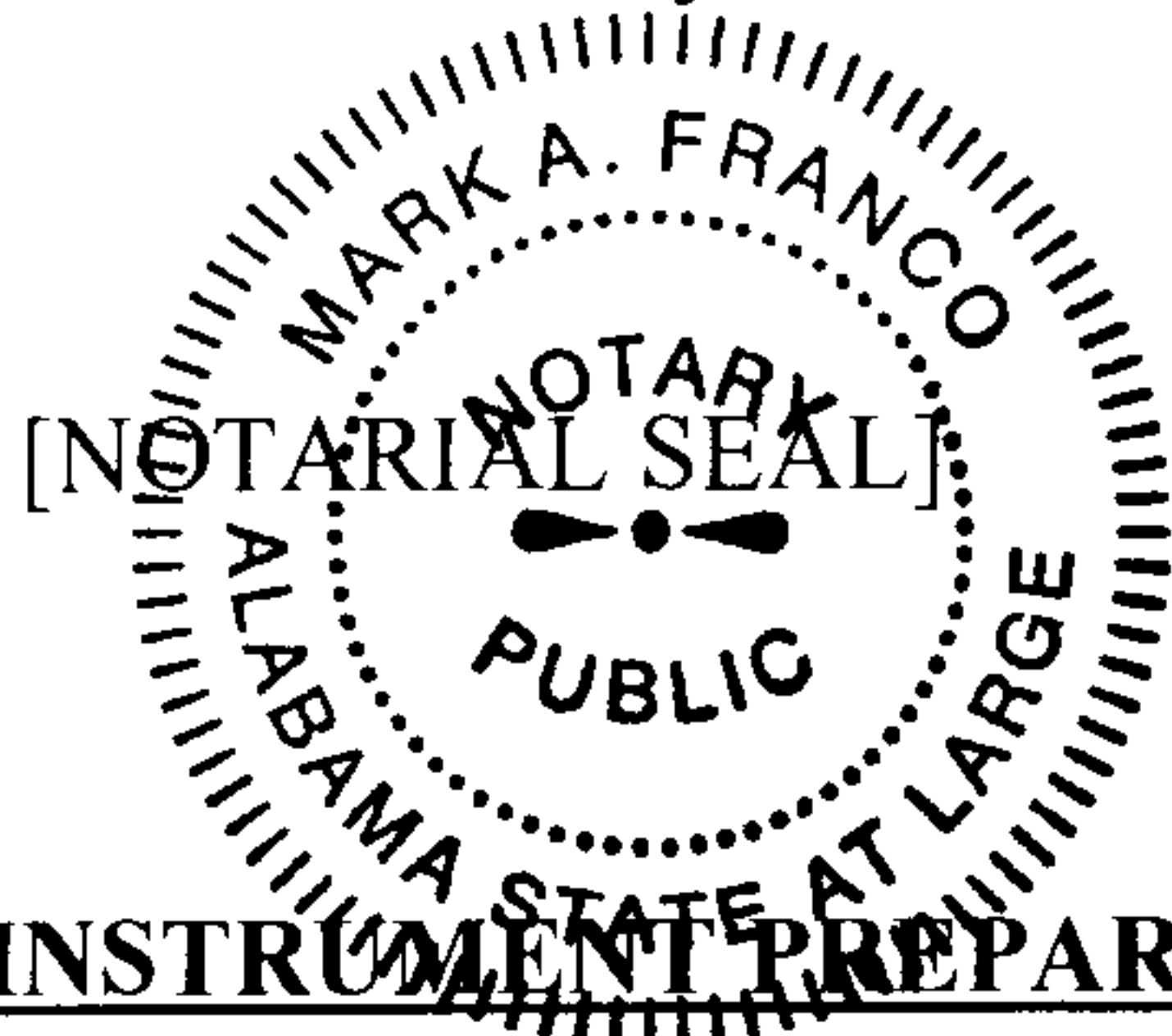
By: PHD Hotels, Inc., an Alabama corporation, as its Manager

By:   
Thomas L. Hunt, Jr., as its President

**STATE OF ALABAMA  
COUNTY OF LEE**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Thomas L. Hunt, Jr., whose name as President of PHD Hotels, Inc., an Alabama corporation, as Manager of Birmingham Hotels I, 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 President of the Manager and with full authority, executed the same for and as the act of said limited liability company on the day the same bears date.

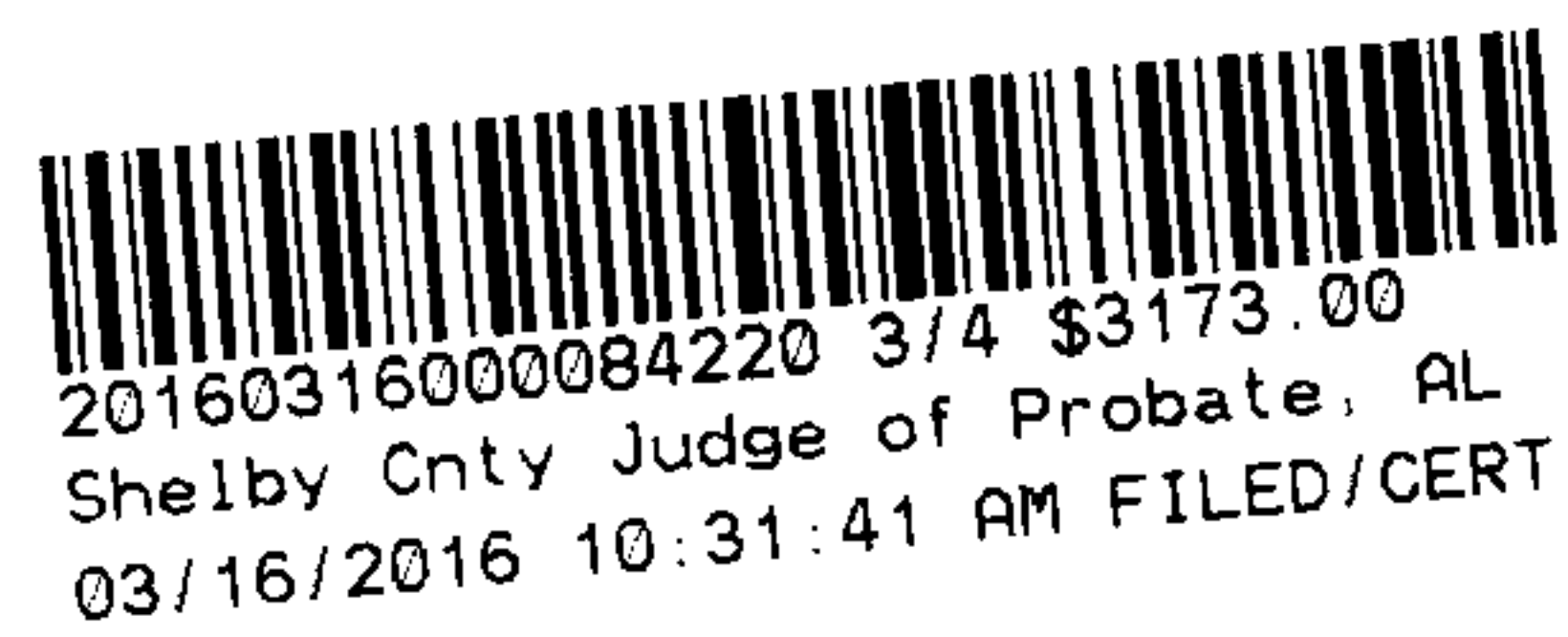
Given under my hand and official seal this 11 day of March, 2016.



  
NOTARY PUBLIC MY COMMISSION EXPIRES:  
My Commission Expires: September 4, 2018

**THIS INSTRUMENT PREPARED BY:**


Mark A. Franco, Esq.  
Copeland, Franco, Screws & Gill, P.A.  
444 South Perry Street  
Montgomery, Alabama 36104



**STATUTORY WARRANTY DEED-CONTINUED**

**EXHIBIT "A"**

- Item 1. Taxes for the tax year 2016 which are due and payable as of October 1, 2016, and subsequent years, not yet due and payable.
- Item 2. Any minerals or mineral rights leased, granted or retained by prior owners.
- Item 3. Agreement of Covenants, Conditions and Restrictions and Grant of Easements dated January 29, 2010 from AIG Baker East Village, L.L.C. at File 20100129000029100 in the Office of Judge of Probate of Shelby County, Alabama and Assignment of Agreement of Covenants, Conditions and Restrictions and Grants of Easement filed January 29, 2010 at File 20100129000029120.
- Item 4. Matters shown on Plat of Resurvey of Lot 1 of "The Village at Lee Branch Sector 1 – Phase 3", as recorded at Plat Book 42 at Page 56 in the Office of the Judge of Probate of Shelby County, Alabama.
- Item 5. Easement for Distribution Facilities from Birmingham Hotels I, LLC to Alabama Power Company dated April 1, 2010 filed at File 2010081700263080 in the Office of the Judge of Probate of Shelby County, Alabama as shown on ALTA/ASCM Land Title Survey dated January 29, 2016, revised February 24, 2016, prepared by ECE Surveying & Design, LLC..
- Item 6. Permanent Easement Deed from Birmingham Hotels I, LLC to Shelby County for sanitary sewer and utilities filed at File 20110128000031070 in the Office of the Judge of Probate of Shelby County, Alabama as shown on ALTA/ASCM Land Title Survey dated January 29, 2016, revised February 24, 2016 prepared by ECE Surveying & Design, LLC.

  
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