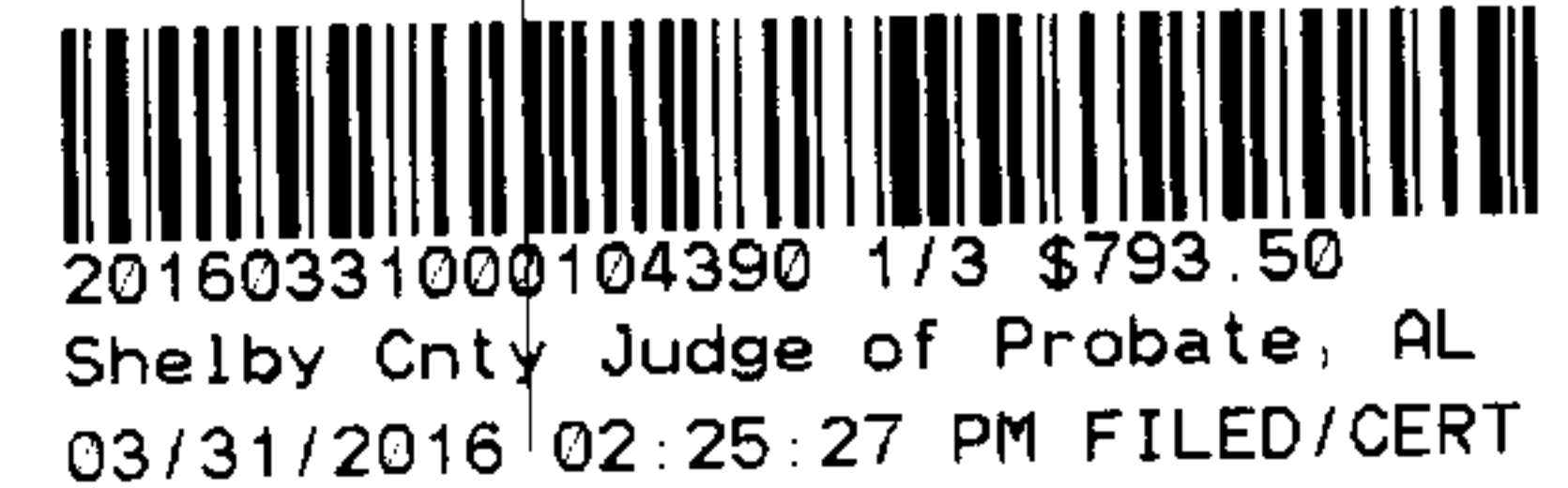


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Greystone Apartments, LLC
820 Shades Creek Parkway, Suite 3000
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, Morrow-Greystone, LLC, an Alabama limited liability company, in hand paid by Greystone Apartments, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, Morrow-Greystone, LLC, an Alabama limited liability company (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto Greystone Apartments, LLC (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the NE 1/4 of Section 29, Township 18 South, Range 1 West of Shelby County, and being more particularly described as follows: Begin at a 3/4" crimp pipe found in place at the SW corner of SW 1/4 of the NE 1/4 of said Section 29; thence run S 63° 46' 50" W for a distance of 420.57 feet to a capped rebar (LS#12579) found on the Northwest right of way line of Alabama Highway No. 119 (Cahaba Valley Road); thence S 25° 06' 07" W along said right of way line for a distance of 244.64 feet to a 5/8" rebar capped (CA-627-LS) set; thence with a curve to the right having a radius of 25.00 feet an arc length of 39.76 feet (bearing S 70° 40' 05" W, chord distance of 35.70 feet) to a 5/8" rebar capped (CA-627-LS) set; thence N 63° 45' 58" W for a distance of 284.45 feet to a 5/8" rebar capped (CA-627-LS) set; thence with a curve to the right having a radius of 25.00 feet and an arc length of 20.32 feet (bearing N 40° 28' 56" W, chord distance of 19.76 feet) to a 5/8" rebar capped (CA-627-LS) set; thence with a curve to the left having a radius of 55.00 feet and an arc length of 102.62 feet (bearing N 70° 39' 09" W, chord distance of 88.37 feet) to a 5/8" rebar capped (CA-627-LS) set; thence N 34° 06' 23" W for a distance of 5.62 feet to a 5/8" rebar capped (CA-627-LS) set; thence N 25° 08' 04" E for a distance of 270.03 feet to the point of beginning.

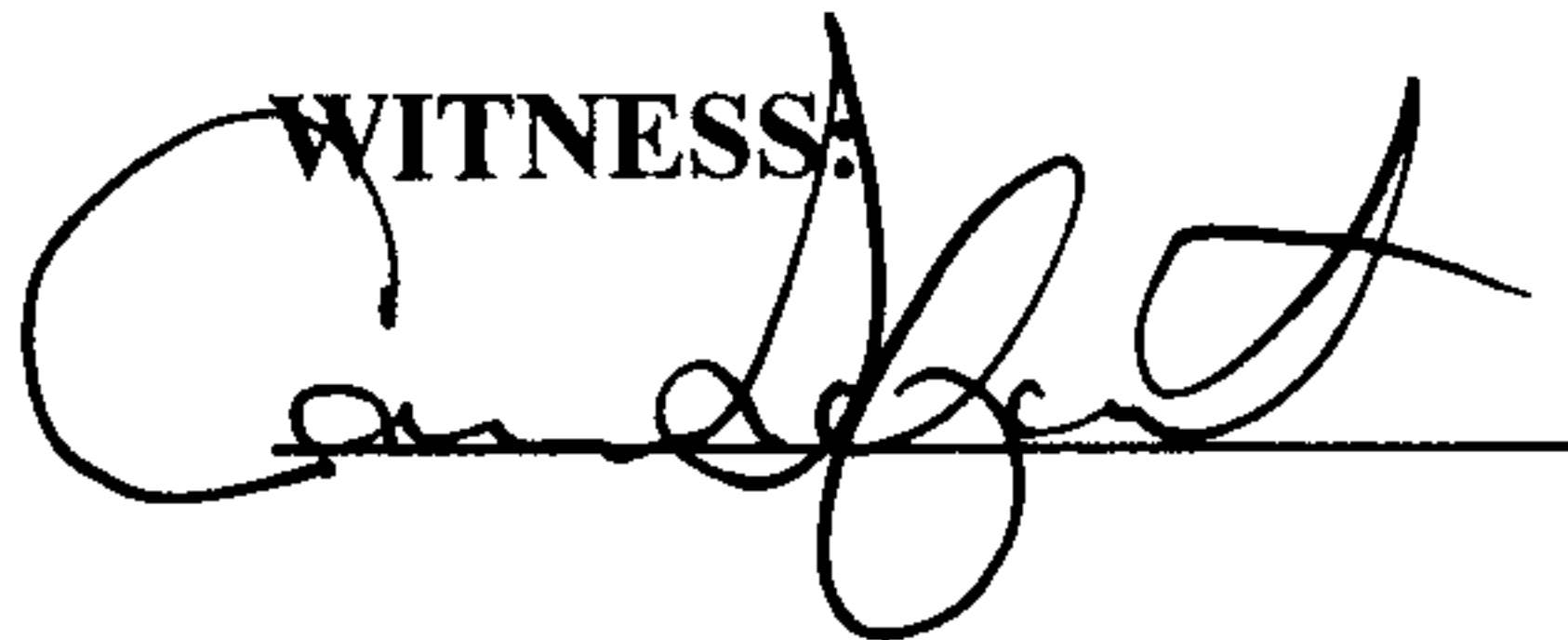
SUBJECT TO: (1) Current taxes; (2) Transmission line permit to Alabama Power Company in Deed Book 109, at Page 504, and Deed Book 111, at Page 403; (3) Riparian and other rights created by the fact that subject property lies adjacent to a point; (4) Right of way to Alabama Gas Corporation as recorded in Inst. No. 1999-00383, in the Office of the Judge of Probate of Shelby County, Alabama; (5) Right of way to Water Works & Sewer Board of Birmingham as recorded in Inst. No. 9908/6040, in the Office of the Judge of Probate of Jefferson County, Alabama; (6) Ordinance No. 04-77 approving annexation to the City of Birmingham as recorded in Inst. No. 20040811000452070, in the Office of the Judge of Probate of Shelby County, Alabama; (7) Encroachment of a driveway 29+/- into subject property in the Northwest corner of subject property as shown on that survey of SMW Engineering Group, Inc. dated 8/10/06 and updated on 1/8/07; (8) Easement-

Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20120926000366260, in the Probate Office of Shelby County, Alabama; (9) Easement-Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20120926000366270, in the Probate Office of Shelby County, Alabama; (10) Easement and Memorandum of Agreement in favor of Bright House Networks, LLC as recorded in Instrument No. 20131218000484360, in the Probate Office of Shelby County, Alabama; (11) Temporary Easement Deed granted to SouthWest Water Company as recorded in Instrument No. 20131223000487910, in the Probate Office of Shelby County, Alabama; (12) Easement- Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20120926000366250, in the Probate Office of Shelby County, Alabama; (13) Easement- Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20120926000366280, in the Probate Office of Shelby County, Alabama; (14) Right of way Deed for Permanent Easement in favor of the State of Alabama Department of Transportation as recorded in Instrument No. 20130409000146110, in the Probate Office of Shelby County, Alabama; (15) Permanent Easement Deed in favor of Shelby County as recorded in Instrument No. 20130626000262130, in the Probate Office of Shelby County, Alabama

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

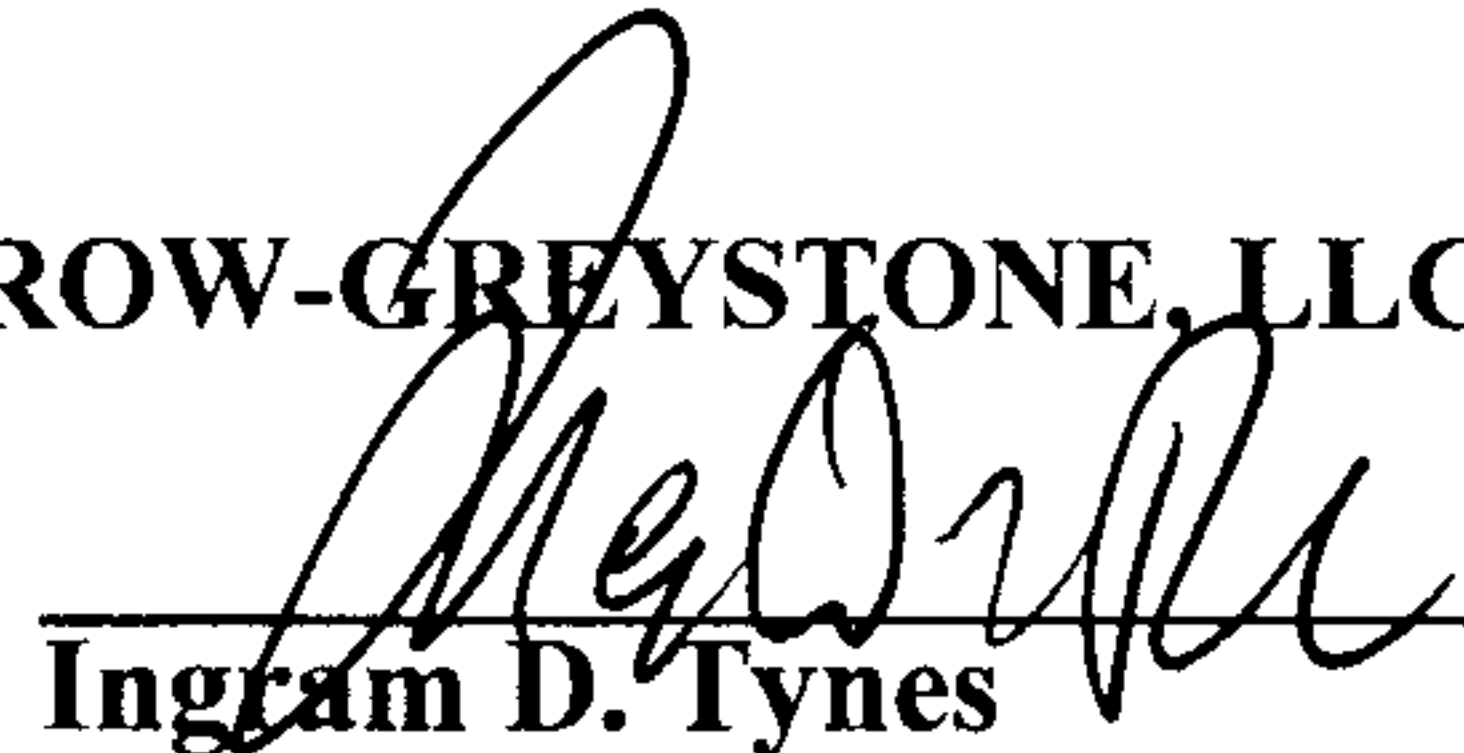
This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 11th of March, 2016.

WITNESS:


MORROW-GREYSTONE, LLC

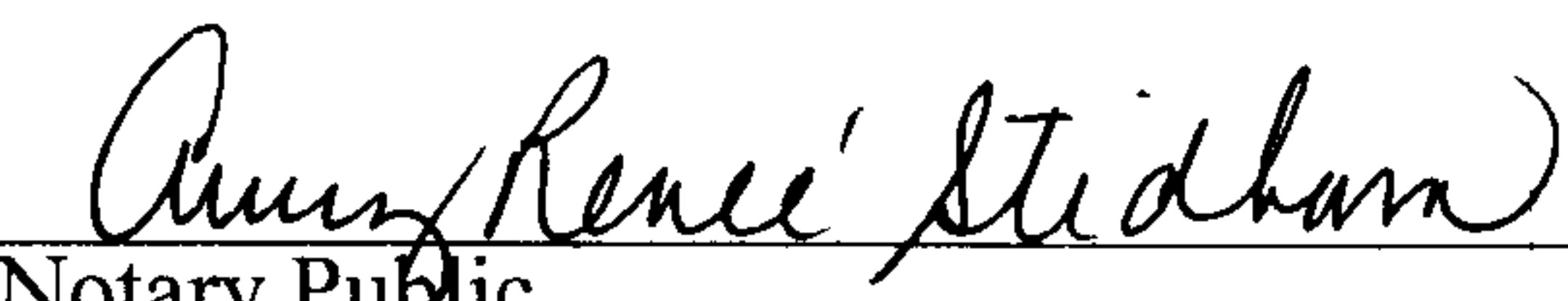
By:


Ingram D. Tynes
As its Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ingram D. Tynes, whose name as Manager of Morrow-Greystone, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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


Notary Public

My Commission Expires: 6/23/2019



20160331000104390 2/3 \$793.50
Shelby Cnty Judge of Probate, AL
03/31/2016 02:25:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Morrow-Greystone, LLC
Mailing Address 820 Shades Creek Pkwy, Ste. 2300
Birmingham, AL 35209

Grantee's Name Greystone Apartments, LLC
Mailing Address 820 Shades Creek Parkway, Ste. 2300
Birmingham, AL 35209

Property Address Part of the NE 1/4 of Section 29,
TS 18 South, Range 1 W
Shelby County, Alabama

Date of Sale March 11, 2016
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 773,100.00

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

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

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 March 11th, 2016

Print Ingram D. Tynes, Manager

☐ Unattested



20160331000104390 3/3 \$793.50
Shelby Cnty Judge of Probate, AL
03/31/2016 02:25:27 PM FILED/CERT

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1