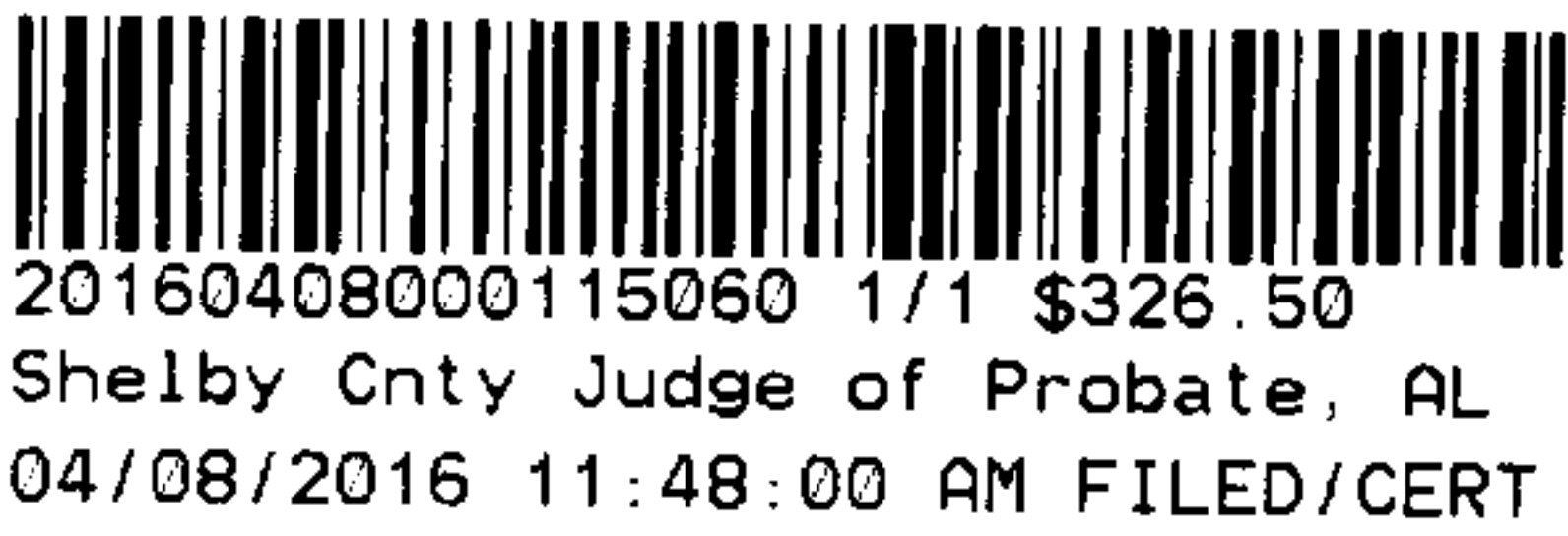


STATUTORY WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson
#17 Office Park Circle
Birmingham, Alabama 35223

Grantee's Address/
SEND TAX NOTICE TO:
MML, LLC
2220 Pine Crest Drive
Vestavia, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$312,500.00) to the undersigned Grantor, **154 Business Center Drive, LLC, an Alabama limited liability company** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **MML, LLC** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land located in the East 1/2 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said East 1/2 of said SW 1/4; thence in a Southerly direction along the West line of said East 1/2, a distance of 874.79 feet to the point of beginning; thence continue along last described course a distance of 155.16 feet; thence 87 degrees 44 minutes left in an Easterly direction a distance of 280.97 feet to a point on the Westerly right of way line of Business Center Drive; thence 92 degrees 16 minutes left in a Northerly direction along said right of way line a distance of 155.16 feet; thence 87 degrees 44 minutes left, in a Westerly direction a distance of 280.97 feet to the point of beginning. Said parcel being located in the Valleydale Business Center as recorded in Map Book 8, Page 170, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And Grantor, for itself, its successors, assigns and transferees will warrant and forever defend the right and title to the above described property, unto the said Grantee, its successors, assigns and transferees, against the claims of all persons claiming by, through or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the above described property and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said Grantor, **154 Business Center Drive, LLC, an Alabama limited liability company** by C. Michael Murray, its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this 21st day of March, 2016.

Shelby County, AL 04/08/2016
State of Alabama
Deed Tax:\$312.50

154 Business Center Drive, LLC, an Alabama limited liability company

by: *C. Michael Murray* **MANAGING MEMBER**
C. Michael Murray, Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. Michael Murray whose name as Managing Member of 154 Business Center Drive, 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, in his capacity as such Managing 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 21st day of March, 2016.

Grantor's Address:
1616 2nd Ave South, Ste 100
Birmingham, AL 35233
Property Address:
154 Business Center Drive
Pelham, AL 35124

L. Henderson
Notary Public
My Commission Expires:
7/26/16

