

Send tax notice to:
FSS Warehousing Property, LLC
P.O. Box 207
Harpersville, AL 35078

This Instrument Prepared By:
Vincent J. Schilleci, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

20160427000138550
04/27/2016 11:04:50 AM
DEEDS 1/4

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Matthew Hogan, as Attorney-in-fact for Frank S. Schilleci, a married person (hereinafter referred to as "Grantor"), acting under that certain General Durable Power of Attorney of Frank S. Schilleci dated March 2, 2016, does grant, bargain, sell and convey unto FSS Warehousing Property, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

*See legal description attached hereto as Exhibit "A"
and made a part hereof by reference.*

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

The above property does not constitute the homestead of the Grantor.

And the Grantor does for himself and for his heirs, executors, and administrators covenants with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and the Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on
March 10, 2016

Frank S. Schilleci
at Frank S. Schilleci dated by March 2 2016

Frank S. Schilleci, by Matthew Hogan as Agent
for Frank S. Schilleci acting under that certain
General Durable Power of Attorney of Frank S.
Schilleci dated March 2, 2016

I, the undersigned authority, a Notary Public in and for the State of Alabama at
Large, hereby certify that Matthew Hogan, in his capacity as Agent for Frank S. Schilleci
acting under that certain General Durable Power of Attorney of Frank S. Schilleci dated
March 2, 2016, whose name 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 said capacity, executed the same voluntarily and with authority on
the day the same bears date.

Given under my hand on March 10, 2016.

[Signature]

Notary Public

Vincent J. Schilleci III

Printed Name

My Commission Expires: 9/2/18

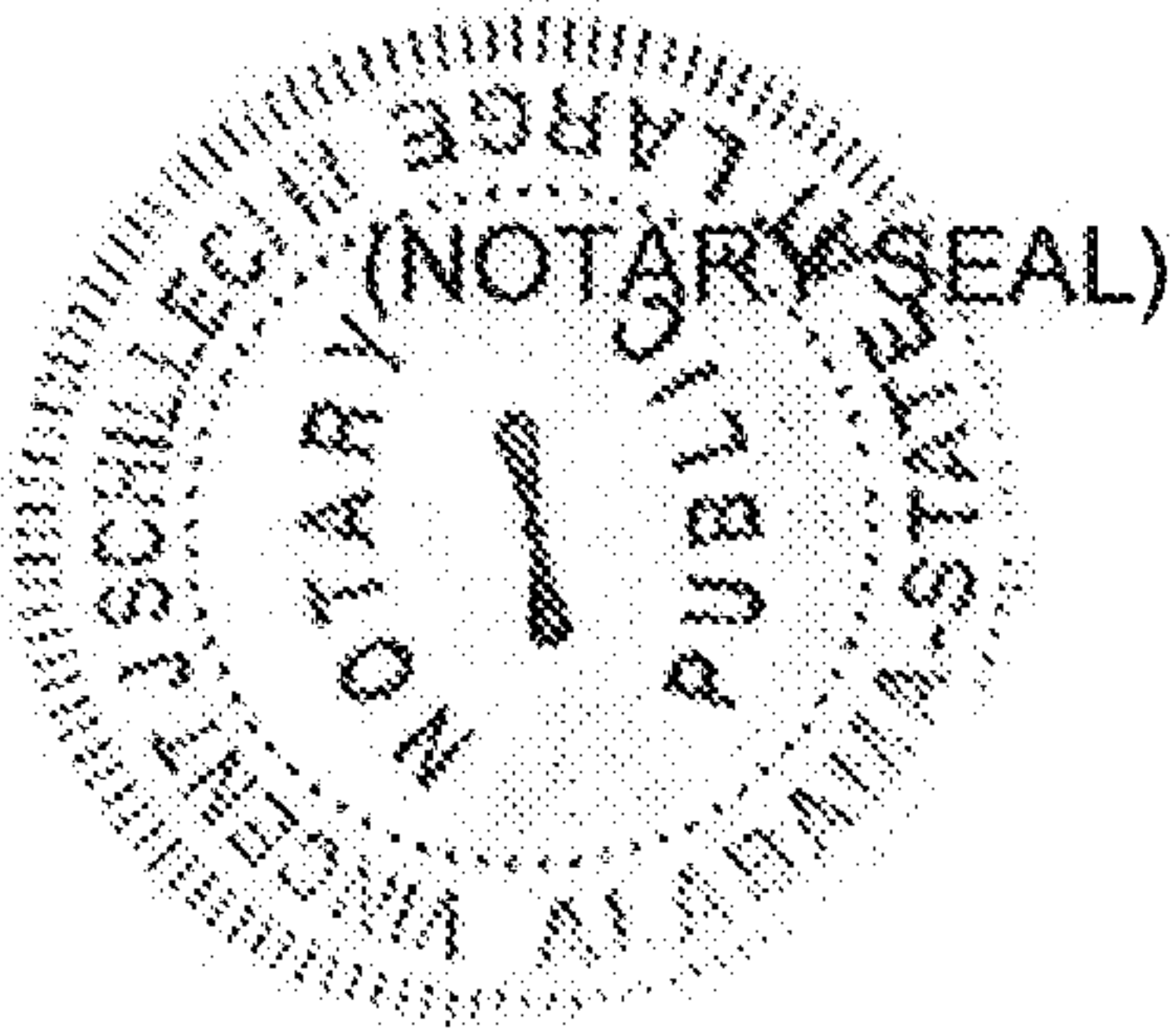


Exhibit "A"

From the southwest corner of the southeast quarter of the southeast quarter of Section 1, Township 20 South, Range 3 West, run northerly along the west boundary line of the southeast quarter of Section 1, Township 20 South, Range 3 West, for 442.13 feet to the point of beginning of the land herein described; thence turn an angle of 90° to the right and run easterly 465.13 feet, more or less, to a point on the west right-of-way line of U.S. 31 Highway; thence turn an angle of 62°26' to the left and run northeasterly along the west right-of-way line of U.S. 31 Highway 848.0 feet; thence turn an angle of 84°19'30" to the left and run northwesterly 1025.35 feet, more or less, to a point on the west boundary line of the northeast quarter of the southeast quarter of Section 1, Township 20 South, Range 3 West; thence run southerly along the west boundary line of the east half of the southeast quarter of Section 1, Township 20 South, Range 3 West, 1313.76 feet, more or less, to the point of beginning. This land being a part of the east half of the southeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT two parcels previously conveyed to Alabama Industrial Fabricators, Inc. by deeds recorded in Deed Book 263, page 298, and Deed Book 304, page 493, in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT that certain parcel conveyed to Young Men's Christian Association of Birmingham, Alabama, a corporation, by deed recorded in Real Recorded 276, page 177, in said Probate Office.

SUBJECT TO:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, page 511; Deed Book 127, Page 303; Deed Book 131, page 455; and Deed Book 171, page 400.
2. Existing rights-of-way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any other matters not of record which would be disclosed by an inspection and survey of the property.
3. That certain unrecorded lease to Vista Outdoor Advertising.

PARCEL #13-1-01-4-001-019.000

SOURCE OF TITLE: Instrument #20020604000261380

Real Estate Sales Validation Form

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

Grantor's Name Frank S. Schilleci
Mailing Address P.O. Box 207
Harpersville, AL
35078

Grantee's Name FSS Warehousing Property, L
Mailing Address P.O. Box 207
Harpersville, AL
35078

Property Address Parcel #:
13-1-01-4-001-019.000

Date of Sale 3/10/2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1,359,070

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04/27/2016 11:04:50 AM

DEEDS 4/4

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

Appraisal

Sales Contract

Other

Closing Statement

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 3/10/16

Print Matthew Hogan, Manager

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2016 11:04:50 AM
S1382.50 CHERRY
20160427000138550

(verified by)

J. J. J.