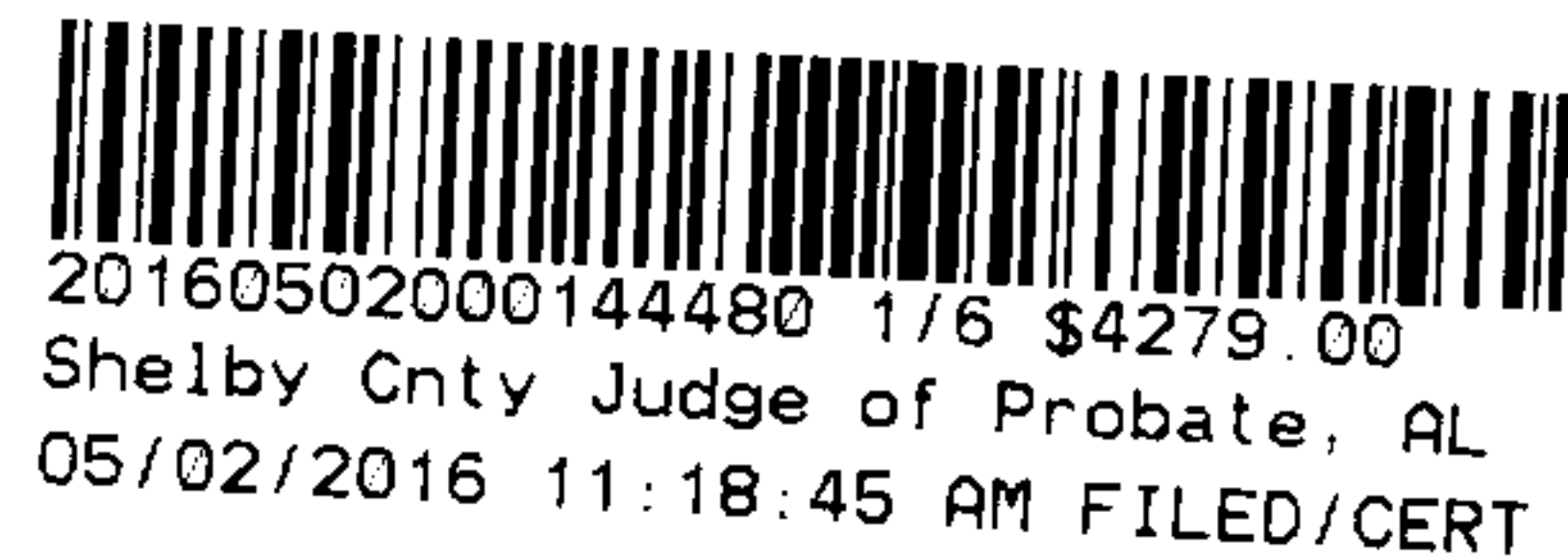


<i>Prepared by and after recording return to:</i>	<i>Send Tax Notice to:</i>
<i>Damon P. Denney Burr & Forman LLP 420 North 20th Street Suite 3400 Birmingham, Alabama 35203 (205) 251-3000</i>	<i>Highpointe Investments, LLC 120 Bishops Circle Pelham, Alabama 35124</i>

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **EAGLE POINT GOLF CLUB LLC**, an Alabama limited liability company (“Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by **HIGHPOINTE INVESTMENTS, LLC**, an Alabama limited liability company (“Grantee”), whose mailing address is 120 Bishops Circle, Pelham, Alabama 35124, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights and appurtenances thereto in any way belonging, and all of the improvements located thereon (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the “Property”).

TO HAVE AND TO HOLD the Property unto Grantee and Grantee’s respective heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee’s respective heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to (i) zoning, subdivision and other applicable laws; (ii) current and future ad valorem taxes and assessments affecting the Property which are not yet due and payable, (iii) the matters set forth on the attached Exhibit B and otherwise expressly stated herein and (iv) if different, any and all matters of record.

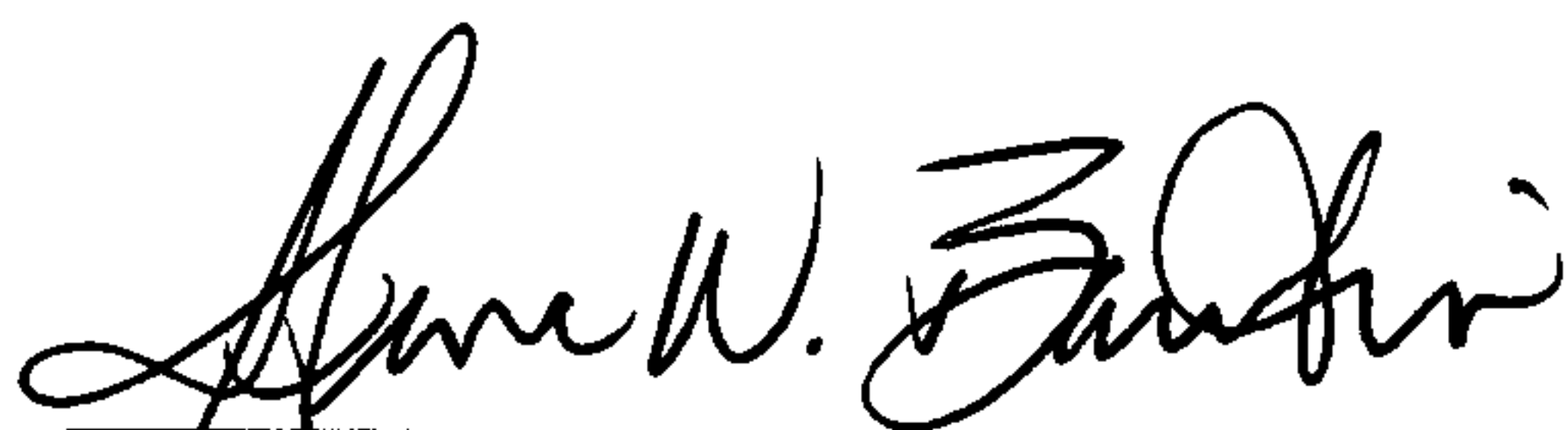
Notwithstanding any provision herein to the contrary, Grantor makes no warranties of any nature of any kind, whether statutory, express or implied, with respect to the physical condition of the Property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Deed accepts the physical condition of the Property “AS IS, WITH ALL FAULTS.”

Shelby County, AL 05/02/2016
State of Alabama
Deed Tax: \$4250.00

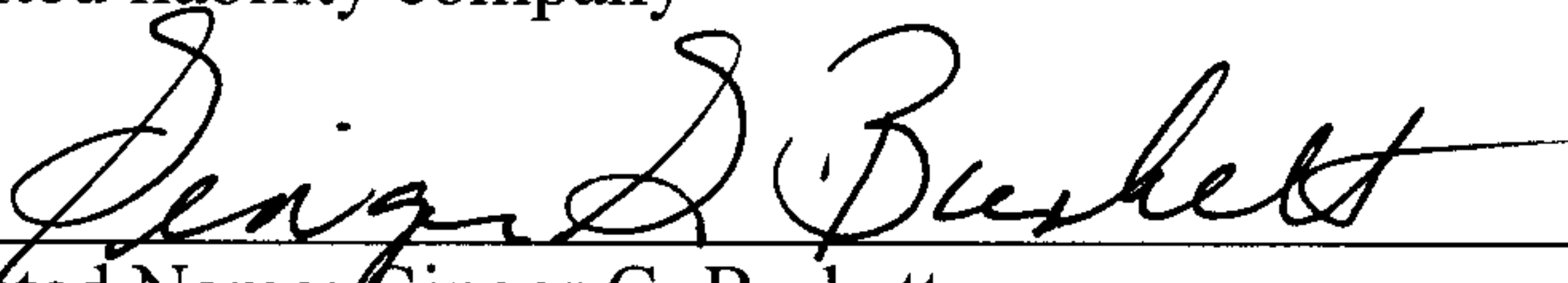
Signed, sealed and delivered
in the presence of

GRANTOR:

EAGLE POINT GOLF CLUB LLC, an Alabama
limited liability company



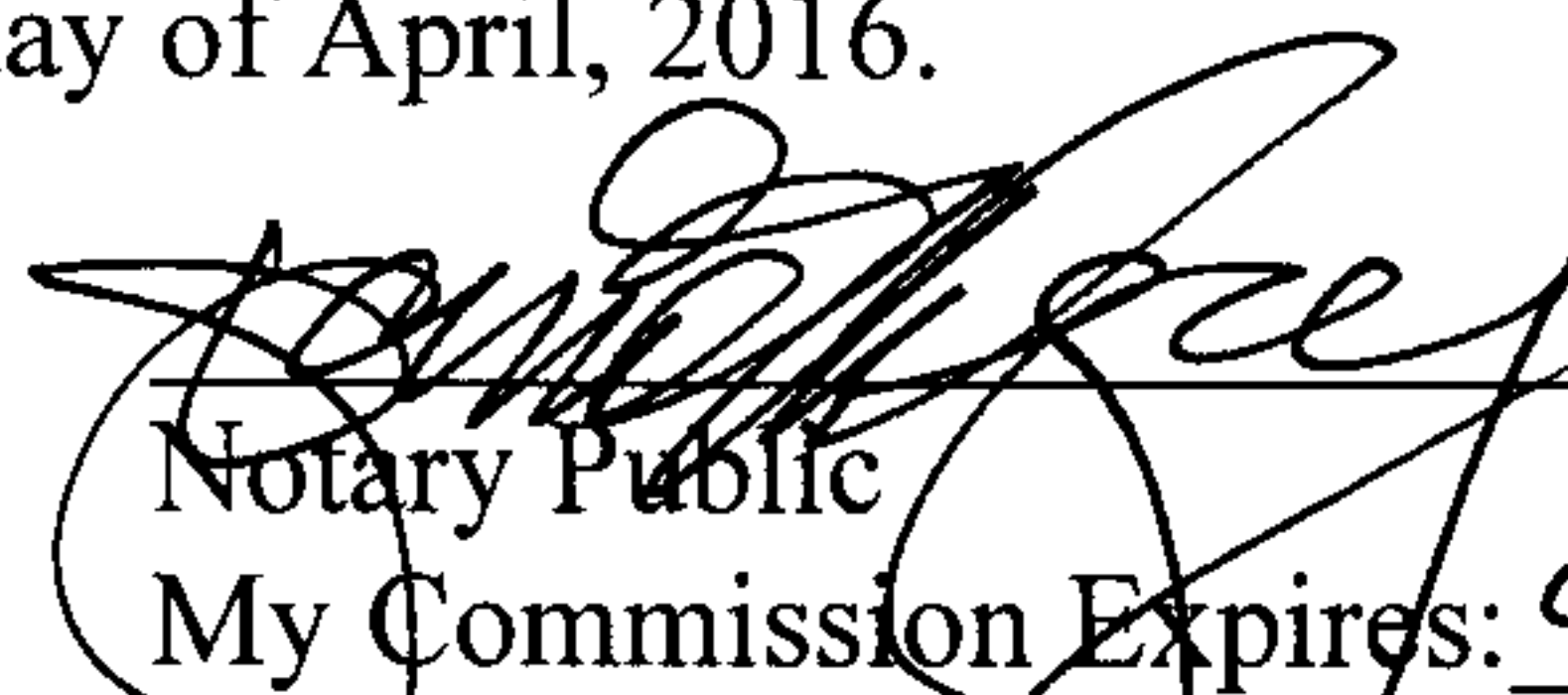
Unofficial Witness

By: 
Printed Name: Ginger G. Burkett
Title: Manager

STATE OF ALABAMA)
COUNTY OF Tefferson)

The undersigned, a Notary Public in and for said County in said State, hereby certifies that Ginger G. Burkett, whose name as Manager, of EAGLE POINT GOLF CLUB LLC, an Alabama 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 foregoing Statutory Warranty Deed, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company as of the day the same bears date.

Given under my hand this 25th day of April, 2016.


Notary Public
My Commission Expires: 4.20.20


20160502000144480 2/6 \$4279.00
Shelby Cnty Judge of Probate, AL
05/02/2016 11:18:45 AM FILED/CERT

EXHIBIT A
Legal Description

Parcel I

A parcel of land situated in Section 5, 6, 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 5 and thence run North along the East line of said quarter-quarter section for a distance of 658.25 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 23' 50" and run in a Westerly direction for a distance of 667.08 feet to a 3" capped iron found; thence turn an angle to the left of 0 degrees, 02' 02" and run in a Westerly direction for a distance of 318.02 feet to a point; thence turn an angle to the left of 61 degrees, 07' 09" and run in a Southwesterly direction for a distance of 2,129.34 feet to a point; thence turn an angle to the left of 28 degrees, 16' 37" and run in a Southerly direction for a distance of 117.38 feet to a 3" capped iron found; thence turn an angle to the right of 88 degrees, 56' 46" and run in a Westerly direction for a distance of 63.79 feet to a point; thence turn an angle to the left of 60 degrees, 40' 10" and run in a Southwesterly direction for a distance of 1519.07 feet to a point; thence turn an angle to the left of 119 degrees, 15' 43" and run in an Easterly direction for a distance of 117.69 feet to an iron pin found; thence turn an angle to the left of 0 degrees, 17' 02" and run in an Easterly direction for a distance of 1330.27 feet to a 3" capped iron found; thence turn an angle to the right of 1 degree, 32' 57" and run in an Easterly direction for a distance of 1327.47 feet to a point; thence turn an angle to the left of 90 degrees, 11' 30" and run in a Northerly direction for a distance of 2154.78 feet to a point; thence turn an angle to the right of 63 degrees, 40' 04" and run in a Northeasterly direction for a distance of 316.22 feet to a point; thence turn an angle to the left of 81 degrees, 00' 00" and run in a Northwesterly direction for a distance of 382.60 feet to a point; thence turn an angle to the left of 73 degrees, 18' 50" and run in a Westerly direction for a distance of 169.44 feet to the point of beginning.

Less and Except

A parcel of land situated in Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of the southwest 1/4 of the northwest 1/4 of said Section 8; thence run south along the east line of said 1/4 1/4 section for a distance of 353.23 feet to the point of beginning; thence turn an angle to the right of 52°24'50" and run in a southwesterly direction for a distance of 92.34 feet to a point; thence turn an angle to the left of 52°24'50" and run in a southerly direction for a distance of 219.11 feet to a point; thence turn an angle to the left of 90°11'37" and run in an easterly direction for a distance of 73.17 feet to a point on the east line of said 1/4 1/4 section; thence turn an angle to the left of 89°48'23" and run in a northerly direction along said east line for a distance of 275.18 feet to the point of beginning


20160502000144480 3/6 \$4279.00
Shelby Cnty Judge of Probate, AL
05/02/2016 11:18:45 AM FILED/CERT

Parcel II

A parcel of land in SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, more particularly described as follows:

Begin at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section and run north along the west boundary thereof for a distance of 633.25 feet to the south boundary of Farley Lane; thence turn an angle to the right of $89^{\circ}36'10''$ and run east along said boundary for a distance of 169.44 feet; thence turn an angle to the right of $90^{\circ}23'50''$ and run south for a distance of 633.38 feet to the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$; thence turn an angle to the right of $89^{\circ}38'49''$ and run west along the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 169.44 feet to the point of beginning of the property herein described, containing 2.46 acres, more or less.

Parcel III

Lot 1, according to the Survey of Eagle Point as recorded in Map Book 014, Page 114 in the Probate Office of Shelby County, Alabama.

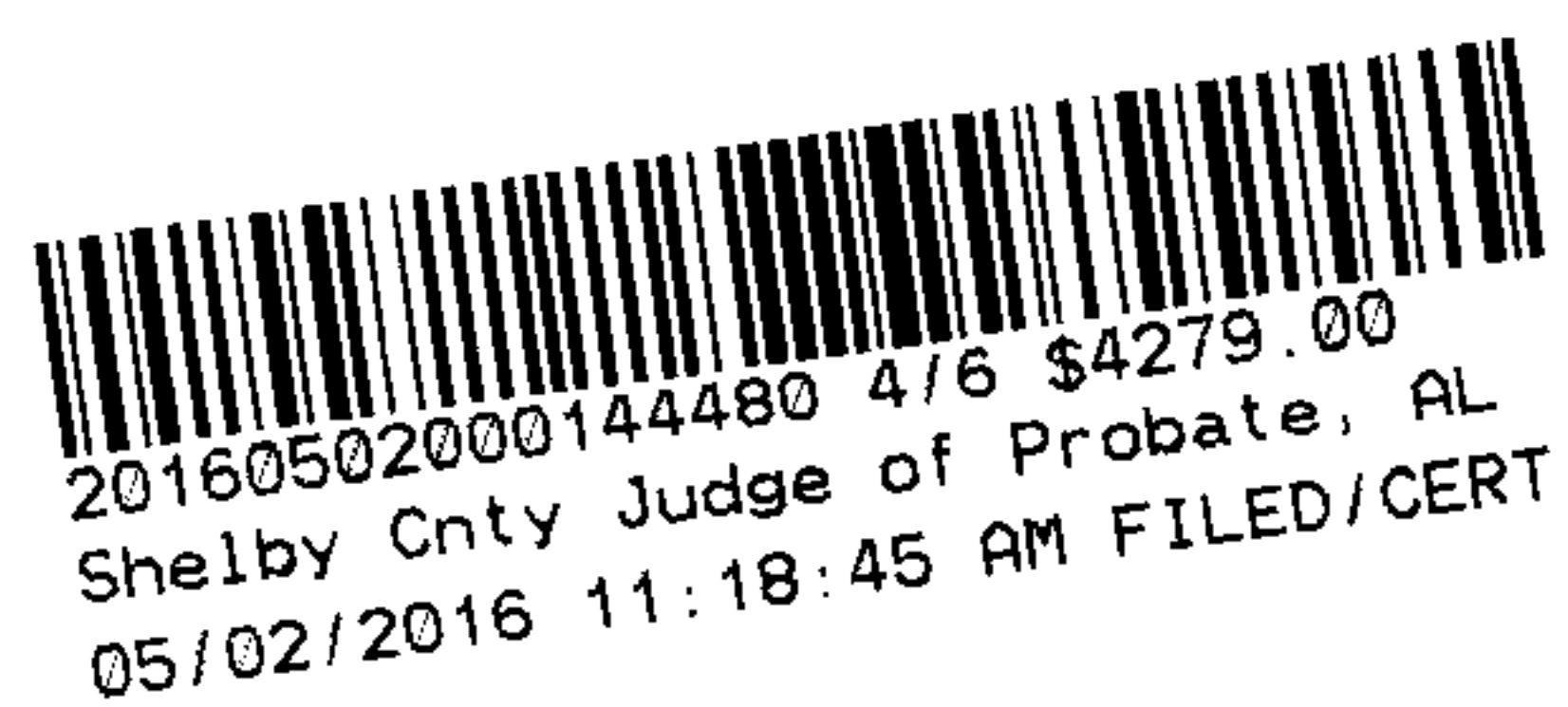
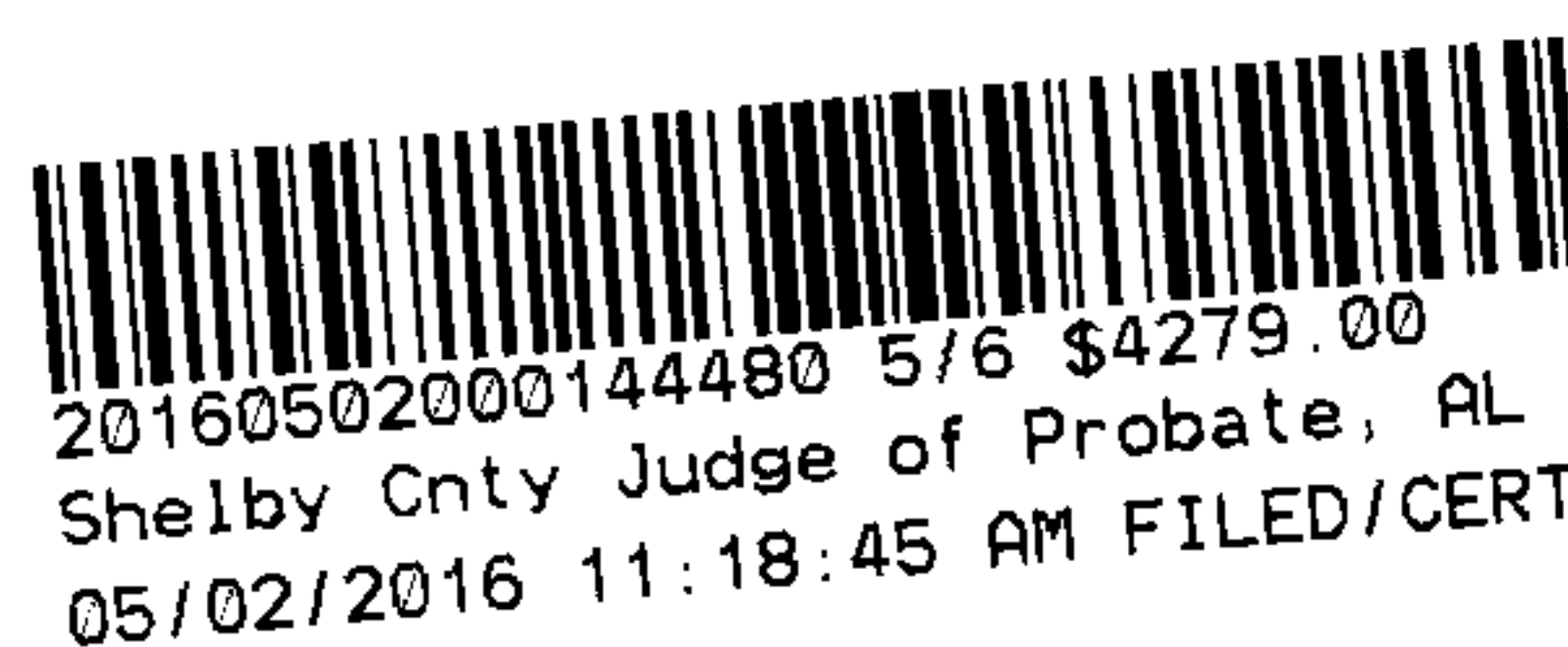


EXHIBIT B

1. Taxes for the year 2016 and subsequent years.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, including but not limited to rights conveyed in Deed Book 331, 262
4. Any part of subject property lying within any road right-of-way.
5. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408 and Volume 273, Page 201.
6. Restrictions appearing of record in Volume 206, Page 448.
7. Sign easement recorded in Inst. No. 2012-16300.
8. Right of way granted to the City of Pelham recorded in Volume 312, Page 523, Less and except portion conveyed to Eagle Point Golf Club recorded in Inst. No. 1994-36852
9. Less and except any part lying north and east of Eagle Point Drive.



Real Estate Sales Validation Form

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

Grantor's Name:	EAGLE POINT GOLF CLUB LLC	Grantee's Name:	Highpointe Investments, LLC
Mailing Address:	4500 Eagle Point Drive Birmingham, al 35242	Mailing Address	120 Bishops Circle Pelham, Alabama 35124
Property Address:	4500 Eagle Point Drive Birmingham, al 35242	Date of Conveyance:	April 27, 2016
		Total Purchase Price:	\$7,750,000.00

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
 ☐ 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.

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: April 27, 2016

**HIGHPOINTE INVESTMENTS, LLC, an Alabama
limited liability company**

By: [Signature]
Printed Name: James Brown
Title: President

STATE OF Alabama
COUNTY OF Shelby

The undersigned, a Notary Public in and for said County in said State, hereby certifies that Connor Farmer, whose name as Member of HIGHPOINTE INVESTMENTS, LLC, an Alabama limited liability company, is signed to the foregoing Real Estate Sales Validation Form and who is known to me, acknowledged before me on this day that, being informed of the contents of the Real Estate Sales Validation Form, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company as of the day the same bears date.

Given under my hand this 27th day of April, 2016,

Notary Public

My Commission Expires: 8-25-19



20160502000144480 6/6 \$4279.00
Shelby Cnty Judge of Probate, AL
05/02/2016 11:18:45 AM FILED/CERT