

20160602000189230 1/5 \$1326.00
Shelby Cnty Judge of Probate, AL
06/02/2016 10:54:55 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

M. Beth O'Neill, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions-Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICES TO:

The Brogdon Group, Inc.
Attention: David Brogdon
1500 Resource Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **SOUTHERN RESEARCH INSTITUTE**, an Alabama non-profit corporation (the "Grantor"), in hand paid by **TALL TIMBERS, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. All taxes for the year 2016 and subsequent years, which are a lien but not yet due and payable.
2. Any encroachment, encumbrance, violation, or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land. Easements, reservations, restrictions or rights of way, recorded or unrecorded, if any, on, above or below the surface and any discrepancies or conflicts in boundary lines or shortages in area or encroachments which an up to date survey or an inspection of the premises would disclose.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to coal, lignite, oil, gas, sand and gravel in, on or under the Property.
4. Permit to Alabama Power Company recorded in Deed Book 163, Page 433 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Inst. No. 2006052600025048 in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 06/02/2016
State of Alabama
Deed Tax: \$1300.00

6. Right of way to Shelby County recorded in Deed Book 180, Page 604 in the Office of the Judge of Probate of Shelby County, Alabama.
7. Easement to Alabama Gas Corporation recorded in Inst. No. 1993-38334 in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to Bellsouth Telecommunications LLC recorded in Inst. No. 2015071700024386 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The Grantor hereby covenants and agrees with the Grantee, and its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons (other than persons claiming under the Exceptions) claiming by, through, or under the Grantor, but not further or otherwise,

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Southern Research Institute 2000 Ninth Avenue South Birmingham, Alabama 35203	Tall Timbers, LLC c/o The Brogdon Group, Inc. Attention: David Brogdon 1500 Resource Drive Birmingham, Alabama 35242
Property Address:	None; see <u>Exhibit A</u>
Date of Transfer:	May 27, 2016
Total Purchase Price:	\$1,300,000.00
The Purchase Price can be verified by:	Closing Statement


 20160602000189230 2/5 \$1326.00
 Shelby Cnty Judge of Probate, AL
 06/02/2016 10:54:55 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of May 27, 2016.

SOUTHERN RESEARCH INSTITUTE,
an Alabama non-profit corporation

By: David A. Rutledge
Name: David A. Rutledge
Its: Chief Financial Officer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

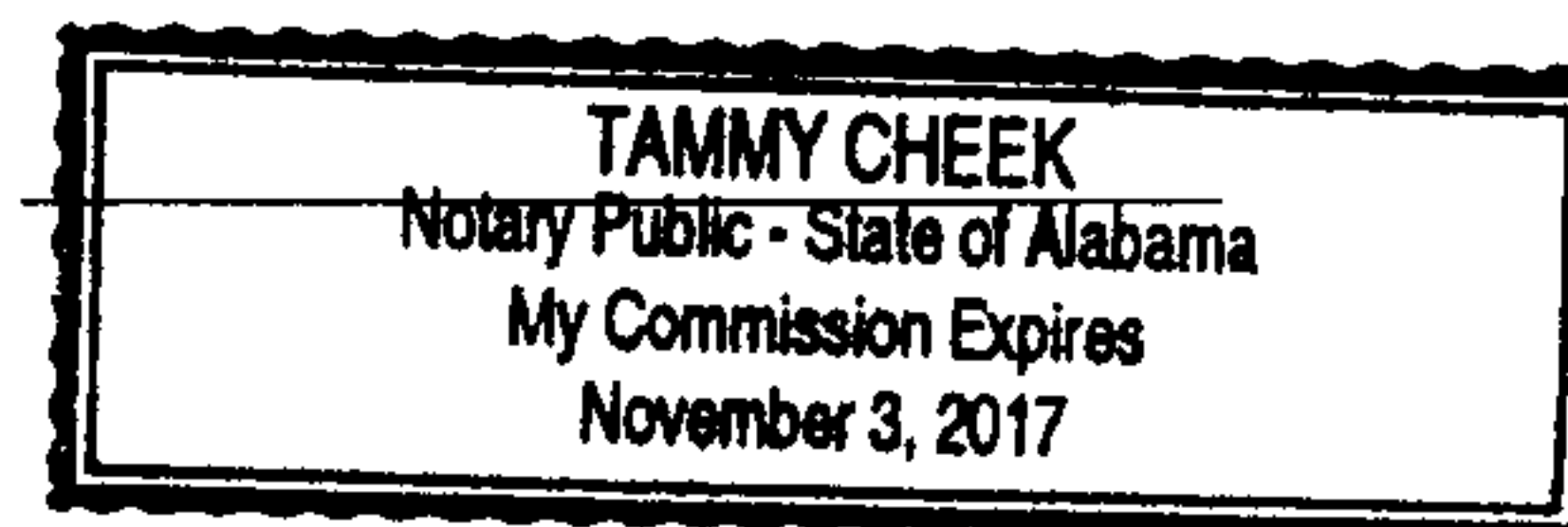
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David A. Rutledge, whose name as Chief Financial Officer of Southern Research Institute, an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27th day of May, 2016.

Tammy Cheek
Notary Public

My commission expires:

[AFFIX SEAL]



20160602000189230 3/5 \$1326.00
Shelby Cnty Judge of Probate, AL
06/02/2016 10:54:55 AM FILED/CERT

EXHIBIT A

[Legal Description]

PARCEL I: Commence at a pine knot in rock pile being the Northwest corner of Section 32, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 15' 53" East along the North boundary of said Section 32 for a distance of 1321.02 feet to a 5/8" capped rebar in place (PLS 17255), said point being the Northeast corner of the Northwest one-fourth of the Northwest one-fourth of said section; thence proceed South 00° 09' 52" West along the East boundary of said quarter-quarter section for a distance of 86.49 feet to a point on the Northerly right-of-way of Shelby County Highway 11; thence proceed South 56° 27' 22" West along the Northerly right-of-way of said road for a distance of 1589.39 feet to a 5/8" capped rebar in place (Paragon), said point being located on the West boundary of said Section 32; thence proceed North 00° 14' 39" East along the West boundary of said section for a distance of 947.80 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 32, Township 19 South, Range 1 West, Shelby County, Alabama.

PARCEL II: Commence at a pine knot in rock pile being the Northwest corner of Section 32, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 89° 15' 53" East along the North boundary of said Section 32 for a distance of 1321.02 feet to a 5/8" capped rebar in place (PLS 17255), said point being the Northeast corner of the Northwest one-fourth of the Northwest one-fourth of said section; thence proceed South 00° 09' 52" West along the East boundary of said quarter-quarter section for a distance of 86.49 feet to a point on the Northerly right-of-way of Shelby County Highway 11; thence continue South 00° 09' 52" West along the East boundary of said quarter-quarter section for a distance of 96.26 feet (set 1/2" rebar) to a point on the Southerly right-of-way of said road, said point also being the point of beginning. From this beginning point proceed South 00° 06' 24" West along the East boundary of said quarter-quarter section and along the West boundary of Lot No. 1 of the Brynleigh Estates Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 19 at Page 139 for a distance of 96.53 feet to a 5/8" rebar in place (K. B. Weygand); thence proceed South 00° 04' 54" West along the East boundary of said quarter-quarter section and along the West boundary of said Brynleigh Estates for a distance of 1063.79 feet to a 5/8" rebar in place (K. B. Weygand) being the Southeast corner of the Northwest one-fourth of the Northwest one-fourth of said section; thence proceed North 89° 12' 29" East along the North boundary of the Southeast one-fourth of the Northwest one-fourth and along the South boundary of said Brynleigh Estates for a distance of 270.73 feet to a 5/8" rebar in place (K. B. Weygand); thence proceed North 89° 14' 02" East along the North boundary of said quarter-quarter section and along the South boundary of said subdivision for a distance of 767.76 feet to a 5/8" rebar in place (K. B. Weygand); thence proceed North 89° 12' 52" East along the North boundary of said quarter-quarter section and along the South boundary of said subdivision for a distance of 255.16 feet to a 5/8" rebar in place (K. B. Weygand); thence proceed North 89° 40' 23" East along the North boundary of said quarter-quarter section and along the South boundary of said subdivision for a distance of 29.8 feet to a 5/8" rebar in place (K. B. Weygand), said point also being the Northeast corner of said Southeast one-fourth of the Northwest one-fourth of said Section 32; thence proceed South 01° 40' 17" West along the East boundary of said quarter-quarter section for a distance of 1321.19 feet to an angle iron in rock pile being the Southeast corner of said Southeast one-fourth of the Northwest one-fourth and also being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of said section; thence proceed South 03° 09' 47" East along the East boundary of said

Northeast one-fourth of the Southwest one-fourth and along a white painted line for a distance of 1381.68 feet to a ½" rebar in place being the Southeast corner of said quarter-quarter section; thence proceed South 89° 05' 35" West along the South boundary of said quarter-quarter section for a distance of 1394.82 feet to a pine knot in rock pile being the Southwest corner of said quarter-quarter section and also being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed South 89° 05' 15" West along the South boundary of said Northwest one-fourth of the Southwest one-fourth for a distance of 1303.71 feet to a 5/8" rebar in place being the Southwest corner of said quarter-quarter section; thence proceed North 00° 14' 15" East along the West boundary of said quarter-quarter section for a distance of 814.69 feet to a 5/8" rebar in place (K. B. Weygand); thence proceed North 00° 23' 42" East along the West boundary of said quarter-quarter section and along the East boundary of Chelsea Station as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 38 at Page 109 for a distance of 109.52 feet to a 5/8" rebar in place (K. B. Weygand); thence proceed North 00° 02' 57" West along the West boundary of said quarter-quarter section and along the East boundary of said subdivision for a distance of 17.50 feet to a 5/8" rebar in place (K. B. Weygand); thence proceed North 00° 16' 32" East along the West boundary of said quarter-quarter section for a distance of 446.33 feet to a 5/8" rebar in place (K. B. Weygand), said point being the Northwest corner of said Northwest one-fourth of the Southwest one-fourth and along being the Southwest corner of the Southwest one-fourth of the Northwest one-fourth; thence proceed North 00° 16' 32" East along the West boundary of said Southwest one-fourth of the Northwest one-fourth for a distance of 1276.77 feet (set ½" rebar); thence proceed South 89° 43' 28" East for a distance of 255.95 feet (set ½" rebar); thence proceed North 53° 18' 10" East for a distance of 425.91 feet (set ½" rebar); thence proceed North 33° 12' 17" West for a distance of 404.96 feet (set ½" rebar) to a point on the Southerly right-of-way of said Shelby County Highway 11; thence proceed North 56° 27' 22" East along the Southerly right-of-way of said road for a distance of 1140.69 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Southwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 32, Township 19 South, Range 1 West, Shelby County, Alabama.


20160602000189230 5/5 \$1326.00
Shelby Cnty Judge of Probate, AL
06/02/2016 10:54:55 AM FILED/CERT