

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred twenty five thousand five hundred and no/100 Dollars (\$225,500.00) being the contract price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, MAL Properties, LLC an Alabama Limited Liability Company (**Grantor**) whose address is P.O. BOX 5311026, Verbena, AL 36091 does grant, bargain, sell and convey unto Zahir Hamid (**Grantee**) whose address is 2900 Pelham Parkway, Pelham, AL 35124, whose address is 2935 Balmoral Drive, Mountain Brook, AL 35223, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run Easterly along the South line of said 1/4 - 1/4 Section a distance of 920.46 feet to a point on the Northwesterly right of way line of a CSX Transportation Railroad right of way line; thence North 06°43'00" East for a distance of 154.88 feet to a point; thence run North 83°17'00" West for a distance of 200.00 feet to a point; thence run North 06°43'00" East for a distance of 77.82 feet to the point of beginning; thence continue along said bearing for a distance of 146.03 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 66 (80' right of way); thence North 76°29'00" West for a distance of 362.78 feet along said right of way line to a point; thence run South 04°48'48" East for a distance of 61.43 feet to a point; thence run South 35°02'02" East for a distance of 172.63 feet to a point; thence run South 83°17'00" East for a distance of 233.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

225 Industrial Road, Alabaster, AL 35007

Subject to:

Ad Valorem Taxes due October 1, 2016.

Easement recorded in Instrument 2001-9443 in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County, recorded in Volume 256, page 868, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 48, page 626; Deed Book 138, page 52; Deed Book 113, page 95; Deed Book 107, page 533; Deed Book 102, page 205; Deed Book 141, page 506; Deed Book 170, page 262; Deed Book 55, page 454 and Deed Book 92, page 437, in the Probate Office of Shelby County, Alabama.

Road Rights of way to Shelby County, recorded in Deed Book 167, pages 462-467; Deed Book 169, page 59; Deed Book 271, page 741 and Deed Book 256, page 868, in the Probate Office of Shelby County, Alabama.

Easement and Rights of way to AT&T, recorded in Deed Book 168, page 476, in the Probate Office of Shelby County, Alabama.

Right of way easements to Colonial Pipeline Company, recorded in Deed Book 269, page 203, in the Probate Office of Shelby County, Alabama.

Pipeline Easement to Southern Natural Gas Company, recorded in Deed Book 90, page 281, in the Probate Office of Shelby County, Alabama.

Easement to Southern Natural Gas, as recorded in Deed Book 90, page 461, in the Probate Office of Shelby County, Alabama.

Drainage Easement recorded in Instrument 1997-41923 in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD unto the said **Grantee** his heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 11th day of August, 2016.

MAL Properties, LLC
An Alabama Limited Liability Company


Daniel L. Moultrie, Member

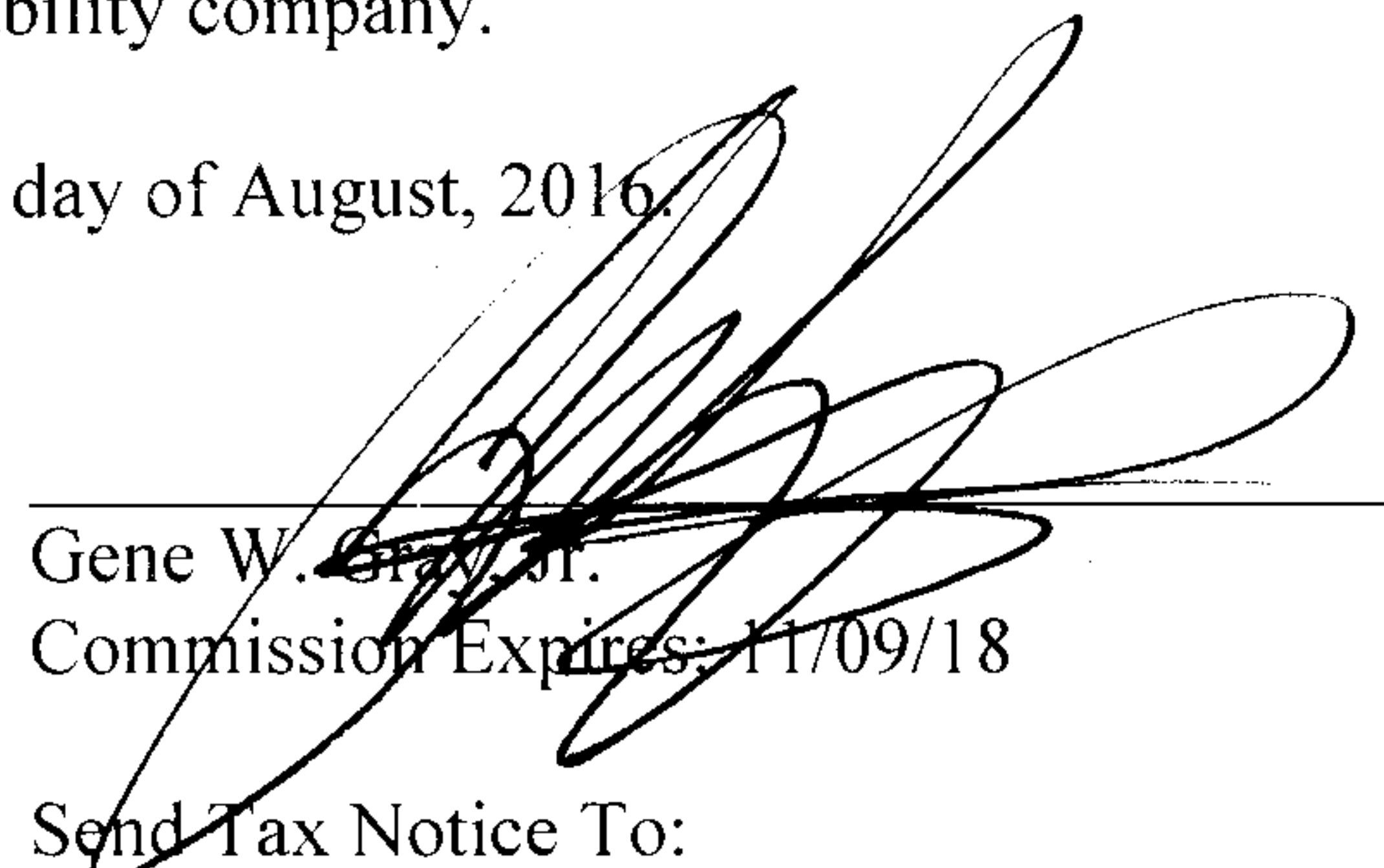

20160816000292520 1/2 \$243.50
Shelby Cnty Judge of Probate, AL
08/16/2016 11:17:28 AM FILED/CERT

Shelby County, AL 08/16/2016
State of Alabama
Deed Tax: \$225.50

State of Alabama)
Jefferson County)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Daniel L. Moultrie whose name as Member of MAL Properties, 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 said conveyance, he, as such 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 of office this 11th day of August, 2016.


Gene W. Gray, Jr.
Commission Expires: 11/09/18

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
File 214275

Send Tax Notice To:
Zahir Hamid
2900 Pelham Parkway
Pelham, AL 35124
#13-7-35-1-001-009.005



20160816000292520 2/2 \$243.50
Shelby Cnty Judge of Probate, AL
08/16/2016 11:17:28 AM FILED/CERT