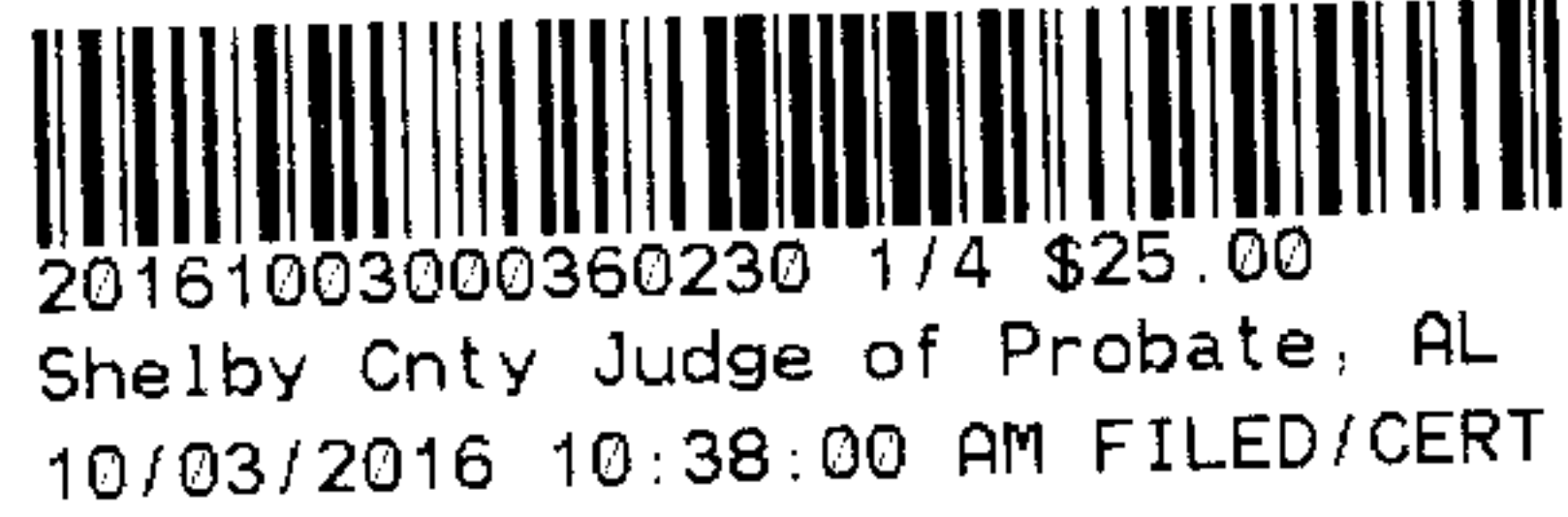


THIS INSTRUMENT PREPARED BY AND
FOLLOWING RECORDING RETURN TO:
JAY F. PUMROY, ESQ.
WILSON, DILLON, PUMROY & JAMES, L.L.C.
1431 LEIGHTON AVENUE (36207)
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36202
TELEPHONE (256) 236-4222



STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, McWhorter Properties – Sunbelt Turf Farm, LLC, an Alabama limited liability company (herein referred to as the “Grantor”), does hereby grant, bargain, sell and convey unto Hamner Land Company, LLC, an Alabama limited liability company (herein referred to as “Grantee”) the following described real estate (the “real estate”) located in Shelby County, Alabama, to-wit:

Parcel One:

A tract of land located in the South 1/2 of Section 16, in the East 1/2 of Section 20 and in Section 21, all in Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the NW corner of Section 21, Township 20 South, Range 2 East, Shelby County, Alabama; thence run East along the North line of said Section 21 for a distance of 310.72 feet, more or less, to the Southeasterly R/W of Shelby County Highway #76 and being the true point of beginning; thence $25^{\circ}14'$ left run Northeasterly along said Southeasterly R/W of Shelby County Highway #76 for a distance of 1,752.0 feet; thence $112^{\circ}36'30''$ right run Southerly for a distance of 202.31 feet; thence $110^{\circ}44'30''$ left for a distance of 419.84 feet; thence $69^{\circ}53'35''$ left run Northerly for a distance of 209.85 feet, more or less, to the Southeasterly R/W of said Highway #76 and a curve concaved to the right (having a central angel of $10^{\circ}22'39''$ and a radius of 2046.92 feet); thence $72^{\circ}21'05''$ right to tangent of said curve, run along the arc thereof for a distance of 370.74 feet to a fence; thence $99^{\circ}41'47''$ right from tangent of said curve run South for a distance of 1,021.17 feet to the NE corner of the NW1/4 of said Section 21; thence $89^{\circ}09'05''$ left run East along the North line of the NE1/4 of said Section 21 for a distance of 2,162.45 feet to the 398 contour of Lay Lake (Coosa River); thence $87^{\circ}25'27''$ right run Southerly along said contour a cord distance of 4,627.02 feet; thence $81^{\circ}49'14''$ right from said cord run a distance of 1,345.16 feet; thence $99^{\circ}35'33''$ right run North for a distance of

1,061.95 feet; thence $101^{\circ}46'38''$ left run a distance of 61.29 feet; thence $78^{\circ}13'22''$ left run West for a distance of 1,504.44 feet to the South line of said Section 21; thence $90^{\circ}48'48''$ right run West for a distance of 3,592.19 feet to the SW corner of said Section 21; thence continue West along the South line of the SE1/4 of the SE1/4 of Section 20, Township 20 South; Range 2 East, for a distance of 41.62 feet, more or less, to the Easterly R/W of Alabama State Highway #25; thence $85^{\circ}30'32''$ right run Northerly along said Easterly R/W of Alabama State Highway #25 for a distance of 4,502.32 feet to a curve to the right (having a central angle of $2^{\circ}01'34''$ and a radius of 3418.4 feet); thence run along said curve for a distance of 120.88 feet to the Southeasterly R/W of Shelby County Highway #76 and a curve to the right (having a central angle of $62^{\circ}12'13''$ and a radius of 714.98 feet); thence run along said curve for a distance of 776.23 feet; thence continue along said Southeasterly R/W of Shelby County Highway #76 and tangent of said curve for a distance of 304.63 feet, more or less, to the point of beginning; containing 559 acres, more or less, and situated, lying and being in Shelby County, Alabama.

Parcel Two:

A tract of land located in Section 16, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the NE corner of the SW/14 of the SW1/4 of Section 16, Township 20 South, Range 2 East, Shelby County, Alabama; thence run Westerly along the North line of said SW/14 of the SW1/4 for a distance of 2,421.31 feet, more or less, to the Easterly R/W of Alabama State Highway #25; thence $78^{\circ}26'07''$ left run Southerly along said Easterly R/W of Alabama State Highway #25 for a distance of 2,098.76 feet; thence $101^{\circ}56'12''$ left run Easterly 454.13 feet; thence $90^{\circ}00'$ right run Southerly 541.15 feet, more or less, to the Northerly R/W of Shelby County Highway #76; thence $114^{\circ}53'34''$ left run Northeasterly along said the Northerly R/W of Shelby County Highway #76 for a distance of 2,045.68 feet to a curve to right (having a radius of 2126.92 feet and a central angle of $15^{\circ}02'46''$); thence run along said curve and Northerly R/W of Shelby County Highway #76 for a distance of 558.53 feet, more or less, to the East line of said SW/14 of the SW1/4; thence $72^{\circ}07'02''$ left from chord of said curve run Northerly for a distance of 1,551.56 feet, more or less, to the point of beginning; containing 123.16 acres, more or less, and situated, lying and being in Shelby County, Alabama.

Grantor intends through this Statutory Warranty Deed to convey to Grantee all lands owned by Grantor in Shelby County, Alabama, irrespective of whether the same are included in the description above including, but not limited to, any lands acquired by Grantor by virtue of the vacation of streets, roads or alleys or abandonment of easements or other uses.

The conveyance of the real estate from Grantor to Grantee is made expressly subject

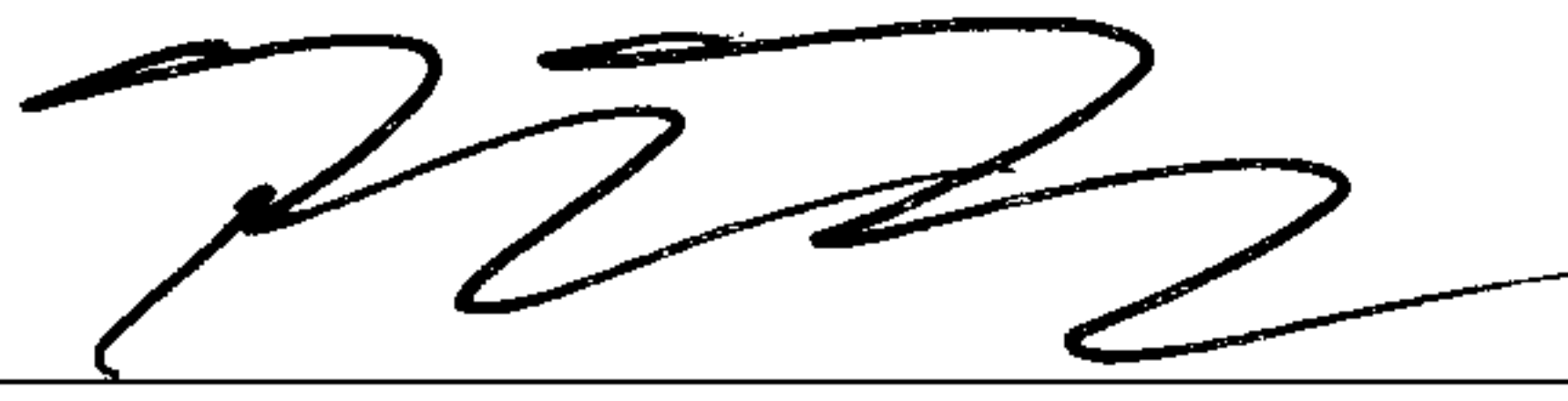
to property taxes for 2016 due October 1, 2016, property taxes for all years subsequent thereto, easements of record, easements as located, restrictive covenants of record, if any, and minerals interests affecting, or involving, the real estate and not owned or controlled by Grantor.

TO HAVE AND TO HOLD fee simple title to the real estate to the Grantee, its successors and assigns forever.

GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend the fee simple title to said real estate to said Grantee, its 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.*

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on this 30th day of September, 2016, by a duly authorized Member.

McWhorter Properties–Sunbelt Turf Farm, LLC

By: 
Patrick Cushman, Member

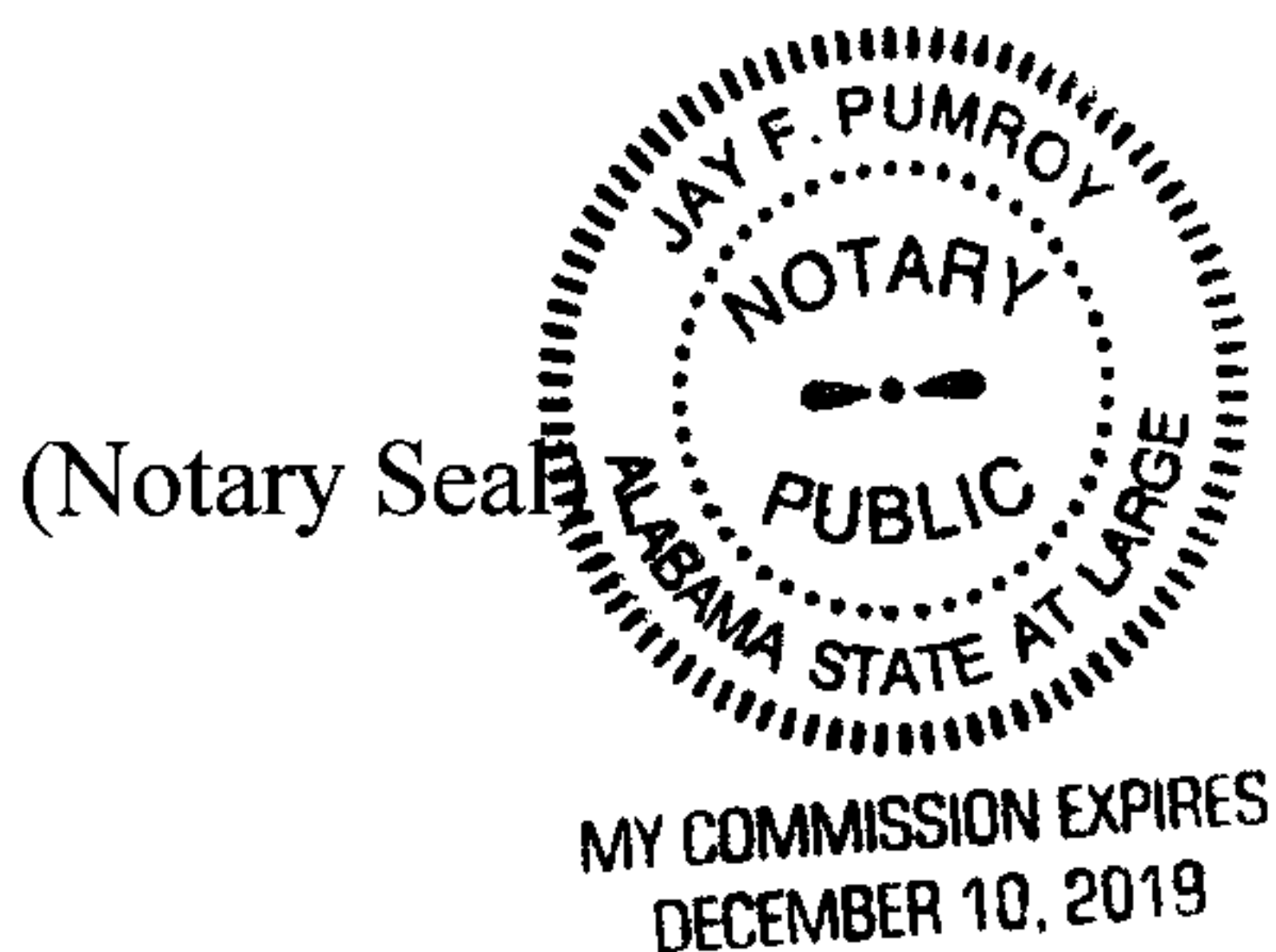
STATE OF ALABAMA

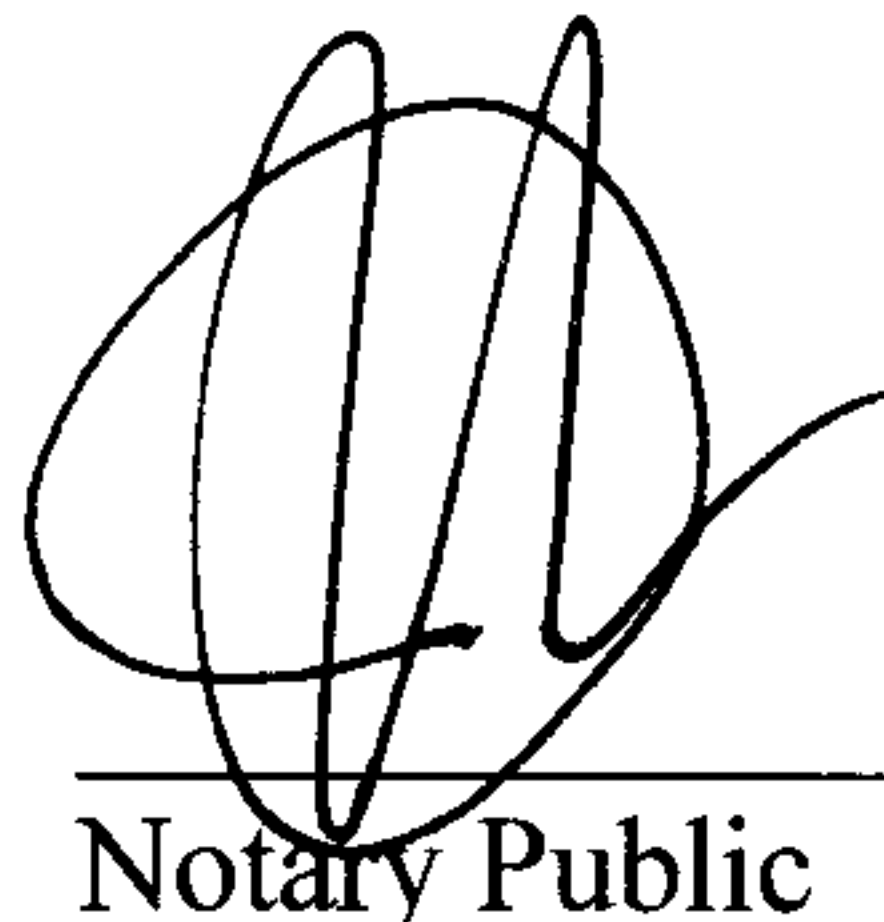
NOTARY ACKNOWLEDGEMENT

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Patrick Cushman whose name as a Member of McWhorter Properties–Sunbelt Turf Farm, 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 Statutory Warranty Deed, he did for and on behalf of McWhorter Properties–Sunbelt Turf Farm, LLC, an Alabama limited liability company, execute the Statutory Warranty Deed on the day the same bears date.

Given under my hand and seal this 30th day of September, 2016.





Notary Public

My commission expires: _____



20161003000360230 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/03/2016 10:38:00 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name McWhorter Properties-Sunbelt
Mailing Address Turf Farm, LLC
34616 Highway 25 South
Harpersville, Alabama 35078

Grantee's Name Hamner Land Company, LLC
Mailing Address Post Office Box 692
Harpersville, Alabama 35078

Property Address 34616 Highway 25 South
Harpersville, Alabama 35078

Date of Sale Date of attached Deed
Total Purchase Price \$ 1,500,000.00

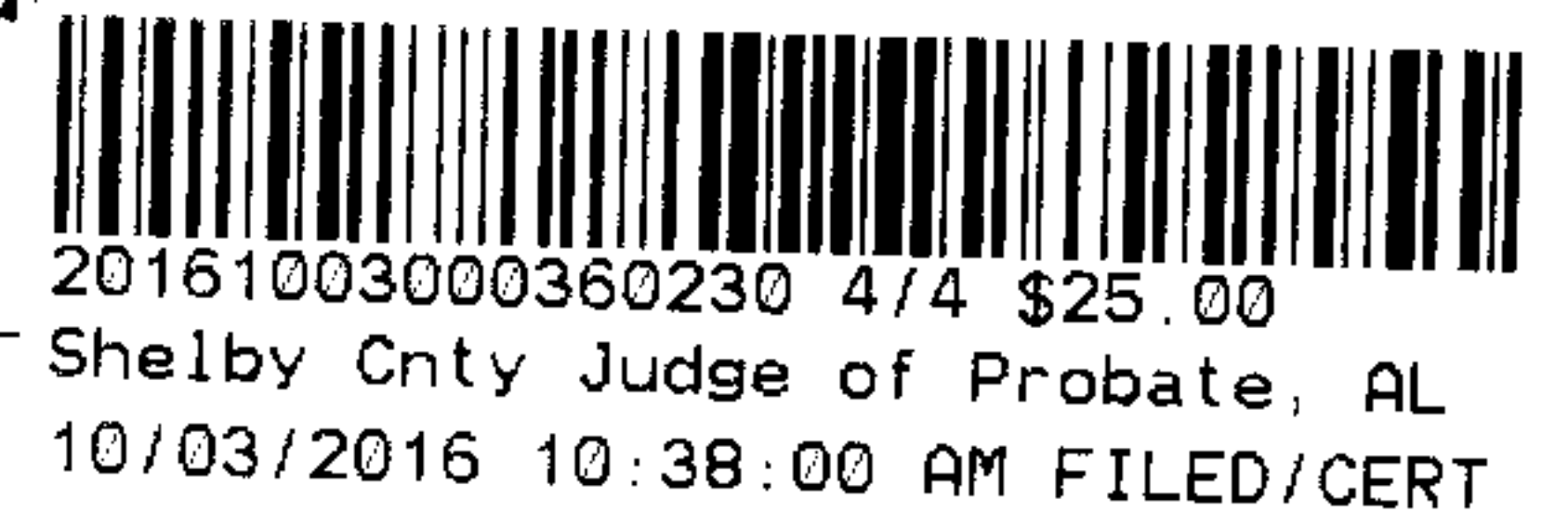
or
Actual Value \$

or
Assessor's Market Value \$

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other



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 9-30-16

Print JAY F. PUMROY

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1