

This instrument was prepared by:
William C. Byrd, II, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
LeTrinity, L.L.C.
10241 Destination Drive
Hammond, Louisiana 70403

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 7th day of October, 2016, by **CLAYTON BAILEY REAL ESTATE, L.L.C.**, a Delaware limited liability company (the “Grantor”), to **LETRINITY, L.L.C.**, a Louisiana limited liability company (the “Grantee”).

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Four Million and 00/100 Dollars (\$4,000,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the “Property”):


See Exhibit “A” attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit “B” attached hereto.

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

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


20161018000381640 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
10/18/2016 10:24:02 AM FILED/CERT

*Statutory Warranty Deed
Page 1*

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

| | |
|--|-------------------------------------|
| Grantors' Names and Mailing Addresses: | Grantee's Name and Mailing Address: |
| Clayton-Bailey Real Estate, L.L.C. | LeTrinity, L.L.C. |
| 2109 Natalie Lane | 10241 Destination Drive |
| Hoover, AL 35244 | Hammond, Louisiana 70403 |

Property Address: 1150 George Roy Parkway, Calera, Alabama 35040

Purchase Price: \$4,000,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

[Signature pages to follow]



20161018000381640 2/6 \$31.00
Shelby Cnty Judge of Probate, AL
10/18/2016 10:24:02 AM FILED/CERT

IN WITNESS WHEREOF, the Grantors have caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

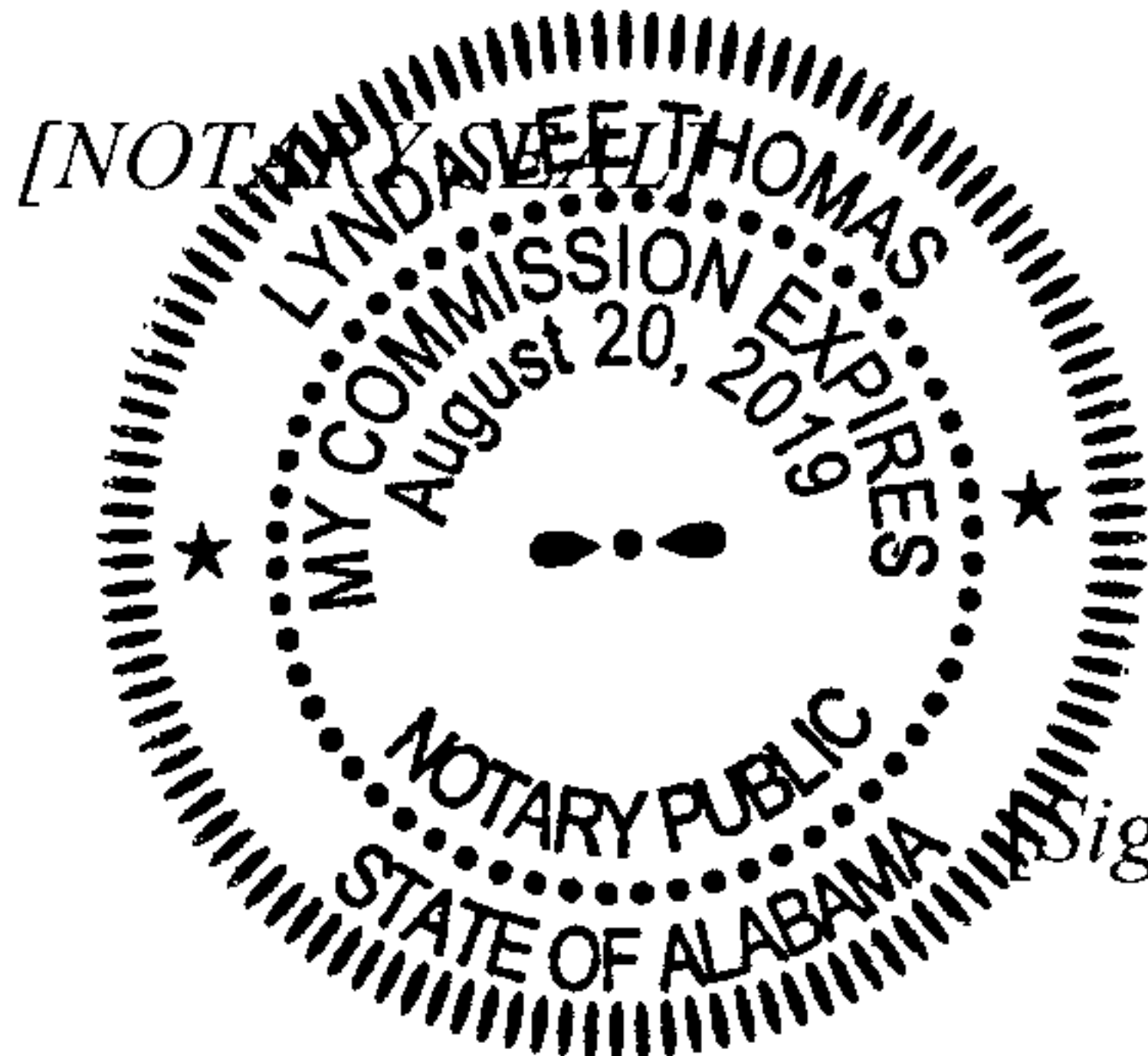
CLAYTON-BAILEY REAL ESTATE, L.L.C., a
Delaware limited liability company

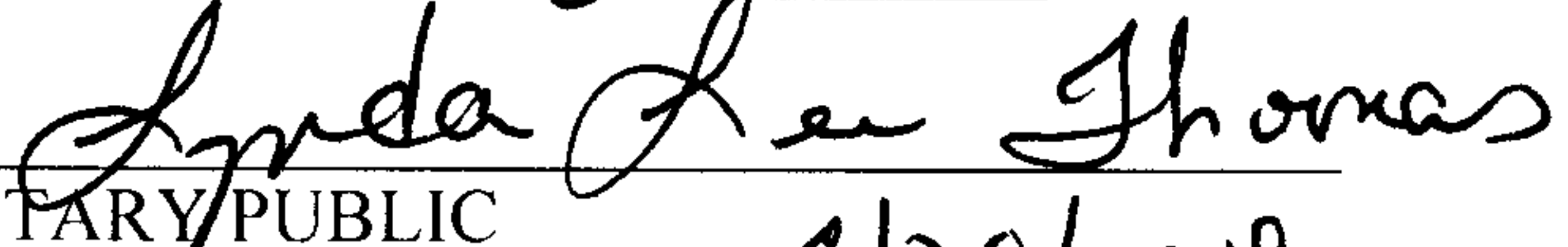
By: 
Warren Bailey, Its Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Warren Bailey whose name as the Member of Clayton-Bailey Real Estate, L.L.C., a Delaware limited liability company, 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 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 this the 10th day of October, 2016.




NOTARY PUBLIC
My Commission Expires: 8/20/2019

Signature Pages Continued Below]



20161018000381640 3/6 \$31.00
Shelby Cnty Judge of Probate, AL
10/18/2016 10:24:02 AM FILED/CERT

EXHIBIT "A"
[Legal Description]

LOT 1, according to the Survey of BAILEY'S SURVEY of MILLENNIUM PARK, as recorded in MAP BOOK 30, PAGE 70 in the Office of the Judge of Probate of Shelby County, Alabama


LESS AND EXCEPT

LOT 9 and the North 38 feet of LOT 10, according to the Survey of MILLENNIUM PARK as recorded in MAP BOOK 27, PAGE 125 in the Office of the Judge of Probate of Shelby County, Alabama.

The less and except metes and bounds description is also known as:

A parcel of land being a portion of LOT 1, according to the Survey of BAILEY'S SURVEY of MILLENNIUM PARK as recorded in MAP BOOK 30, PAGE 70 in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows:

COMMENCE and BEGIN at the Northeast Corner of the LOT 1, according to the Survey of BAILEY'S SURVEY of MILLENNIUM PARK as recorded in MAP BOOK 30, PAGE 70 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the East line of LOT 1, also being the Westerly Right-of-Way line of Interstate 65 a distance of **146.33 feet**; thence with an interior angle left, counter-clockwise of **156°16'28"** Southerly a distance of **53.72 feet** along the aforesaid East line of LOT 1 and being the Westerly Right-of-Way line of Interstate 65; thence with an interior angle left, counter-clockwise of **264°59'45"** Easterly a distance of **24.91 feet** along the aforesaid East line of LOT 1 and being the Westerly Right-of-Way line of Interstate 65; thence with an interior angle left, counter-clockwise of **119°01'27"** Southeasterly a distance of **1424.38 feet** along the aforesaid East line of LOT 1 and being the Westerly Right-of-Way line of Interstate 65 to the North Line of that parcel formerly known as LOT 9, according to the Survey of MILLENNIUM PARK as recorded in MAP BOOK 27, PAGE 125 in the Office of the Judge of Probate of Shelby County, Alabama; thence with an interior angle left, counter-clockwise of **89°58'19"** Southwesterly a distance of **350.04 feet** along the aforesaid North line of the aforementioned LOT 9 to the Easterly Right-of-Way line of George Roy Parkway; thence with an interior angle left, counter-clockwise of **90°00'00"** Northwesterly a distance of **1469.34 feet** along the Easterly Right-of-Way line of George Roy Parkway to the PC of a curve to the left, concave Westerly with a radius of **412.39 feet**, a chord distance of **85.80 feet** and a central angle of **11°56'32"**; thence run along the arc of said curve Northerly, then Northwesterly a distance of **85.95 feet** to the Northwest corner of LOT 1, according to the Survey of BAILEY'S SURVEY of MILLENNIUM PARK as recorded in MAP BOOK 30, PAGE 70 in the Office of the Judge of Probate of Shelby County, Alabama; thence with an interior angle left, counter-clockwise of **95°55'47"** Northeasterly from the chord of the aforementioned curve, a distance of **366.82 feet** along the Northerly line of the aforementioned LOT 1 to the **POINT OF BEGINNING**.

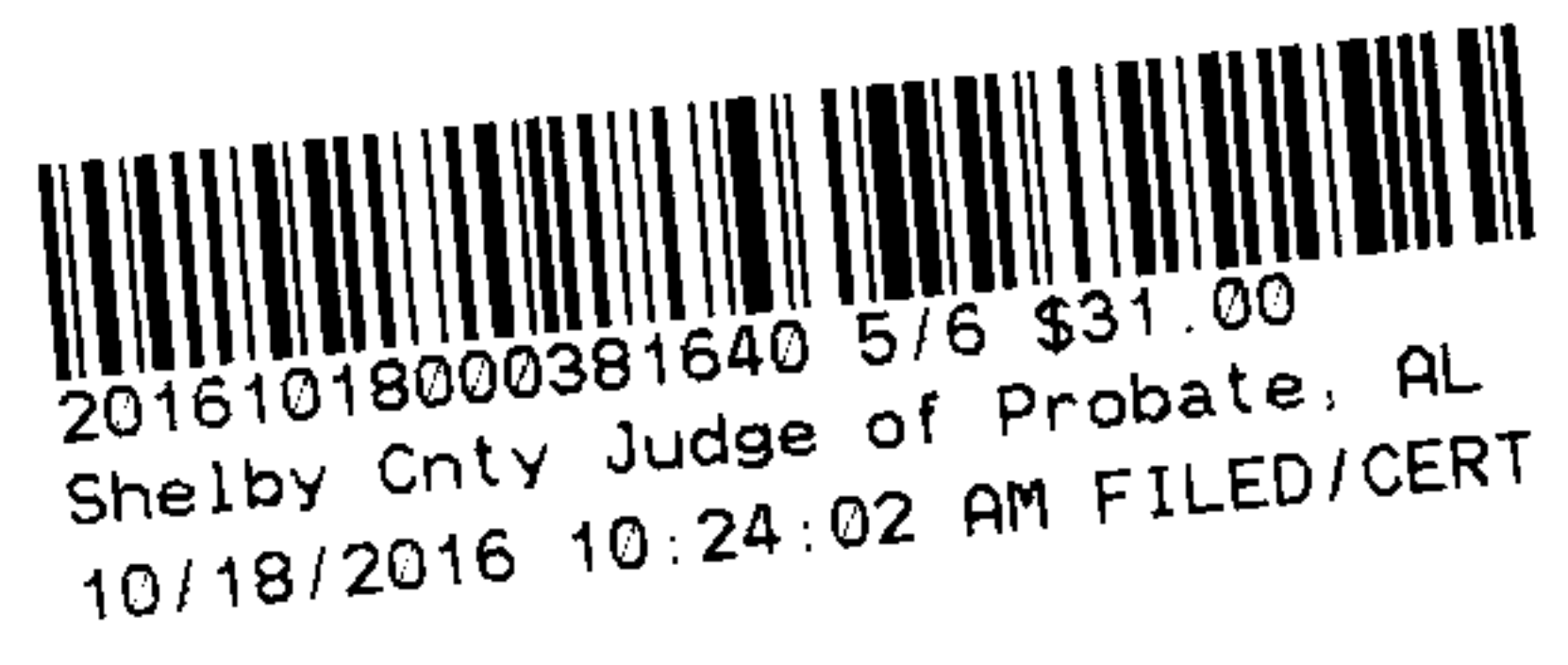

20161018000381640 4/6 \$31.00
Shelby Cnty Judge of Probate, AL
10/18/2016 10:24:02 AM FILED/CERT

Statutory Warranty Deed
Page 4

EXHIBIT "B"

[Permitted Exceptions]

1. Ad Valorem Taxes due October 1, 2017.
2. All matters of record.



Real Estate Sales Validation Form

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

Grantor's Name Clayton-Bailey Real Estate, L.L.C.
Mailing Address 2109 Natalie Lane
Hoover, Alabama 35244

Grantee's Name LeTrinity, L.L.C.
Mailing Address 10241 Destination Drive
Hammond, Louisiana 70403

Property Address 1150 George Roy Parkway
Calera, Alabama 35040

Date of Sale October 7, 2016
Total Purchase Price \$ 4,000,000.00

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). Clayton-Bailey Real Estate, L.L.C., a Delaware limited liability company

Date _____

Print _____

Unattested

Sign

Warren Bailey, Its Member

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20161018000381640 6/6 \$31.00
Shelby Cnty Judge of Probate, AL
10/18/2016 10:24:02 AM FILED/CERT

Form RT-1