


STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Alaufacture, LLC
2900 Highway 280, Ste 300
Birmingham, AL 35223
Attn: William D. McWane

STATUTORY WARRANTY DEED


20161107000409640 1/5 \$1220.50
Shelby Cnty Judge of Probate, AL
11/07/2016 08:33:51 AM FILED/CERT

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 **ALABAMA DYNAMICS, INC.**, an Alabama corporation (“Grantor”), in hand paid by **ALAFACURE, LLC**, an Alabama limited liability company (“Grantee”), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on 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 matters described on Exhibit B attached hereto and made a part hereof (the “Exceptions”).

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

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and 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 Grantor.

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: |
|-------------------------------------|-------------------------------------|
| Alabama Dynamics, Inc. | Alaufacture, LLC |
| 601 Foundry Road | 2900 Highway 280, Ste 300 |
| Calera, AL 35040 | Birmingham, AL 35223 |

Shelby County, AL 11/07/2016
State of Alabama
Deed Tax: \$1193.50

| | |
|--|---|
| Property Address: | 601 Foundry Road, Calera, AL 35040 |
| Date of Sale: | October 28, 2016 |
| Total Purchase Price: | \$1,193,200.00 |
| The Purchase Price can be verified in: | <input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____ |

[Signature(s) on following page(s)]



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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of October 28, 2016.

GRANTOR:

ALABAMA DYNAMICS, INC.,
an Alabama corporation

By: Malcom Gene Ernest
Name: Malcom Gene Ernest
Its: Chairman and President

STATE OF ALABAMA)
COUNTY OF Jefferson)


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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Malcom Gene Ernest, whose name as Chairman and President of Alabama Dynamics, Inc., an Alabama 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 October, 2016.

Janet L. Pike
Notary Public

AFFIX SEAL

My commission expires: 2/4/2018

This Instrument Prepared By:

Drew Dolan
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618

EXHIBIT A

Description of the Property

real estate, situated in Shelby County, Alabama, to-wit:
Commence at the Northeast Corner of Section 2, Township 24 North, Range 13 East; thence West along the base line a distance of 122 feet to a stake; thence run South 4° 12' East 16 feet to a point on the West right of way line of Interstate Highway I65; thence turn an angle to the left and run along said right of way line a distance of 579.82 to the centerline of an Alabama Power Company transmission line right of way and the point of beginning; thence continue in the same direction along the West right of way line of Interstate Highway I65 a distance of 385.08 feet; thence turn an angle of 96° 07' 32" to the right and run a distance of 623.57 feet; thence turn an angle of 89° 58' 36" to the right and run a distance of 818.43 feet to a point in the centerline of said Alabama Power Company transmission right of way; thence turn an angle of 126° 47' 42" to the right and run along said centerline of said Alabama Power Company transmission line a distance of 727.58 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4, Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, and containing 8.21 acres.




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Exhibit B

Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto pursuant to that certain Deed dated November 16, 1984, and recorded in Official Records Book 9, Page 61, in the Office of the Judge of Probate, Shelby County, Alabama.
3. Rights of Way granted to Alabama Power Company as recorded in Official Records Book 222, Page 418, Official Records Book 291, Page 384, Official Records Instrument No. 1992-8051, Official Records Book 51, Page 1, and Official Records Book 48, Page 589, in the Office of the Judge of Probate, Shelby County, Alabama.
4. Easement granted to South Central Bell Telephone Company as recorded in Official Records Book 21, Page 306, in the Office of the Judge of Probate, Shelby County, Alabama.
5. Resolution of vacation of Alleyways as recorded in Official Records Instrument No. 1999-17333, and any easements which may exist under land vacation by said resolution as recorded in Official Records Instrument No. 1999-17333, in the Office of the Judge of Probate, Shelby County, Alabama.
6. Resolution of vacation of Alleyways as recorded in Official Records Instrument No. 1995-09798, and any easements which may exist under land vacation by said resolution as recorded in Official Records Instrument No. 1995-09798, in the Office of the Judge of Probate, Shelby County, Alabama.


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