

STATE OF ALABAMA     )  
                                      :  
COUNTY OF SHELBY     )

**STATUTORY WARRANTY DEED**

Send Tax Bills To:

Elmtree Properties, L.L.C.  
P.O. Box 1408  
Alabaster, Alabama 35007

This Instrument Prepared by:

Martin G. Woosley, Esq.  
Martin, Rawson, & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED THOUSAND AND NO/100 Dollars (\$300,000.00), the receipt whereof is acknowledged, the undersigned, **CALERA CROSSINGS, LLC**, an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto **ELMTREE PROPERTIES, L.L.C.**, an Alabama limited liability company ("Grantee"), its successors, administrators and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.

This conveyance and the warranties herein contained are expressly made subject to those matters described in Exhibit B attached hereto.

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

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

*Grantors' name and mailing address:*  
Calera Crossings, LLC  
P.O. Box 160306  
Mobile, Alabama 36616-1306

*Grantees' name and mailing address:*  
Elmtree Properties, L.L.C.  
P.O. Box 1408  
Alabaster, Alabama 35007

*Property Address:*       *Vacant land, Lot 6 Calera Marketplace*

*Purchase Price:*       *\$300,000.00*

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 22<sup>nd</sup> day of November, 2016.

**"GRANTOR:"**

CALERA CROSSINGS, LLC, an Alabama  
limited liability company

By: [Signature] [SEAL]

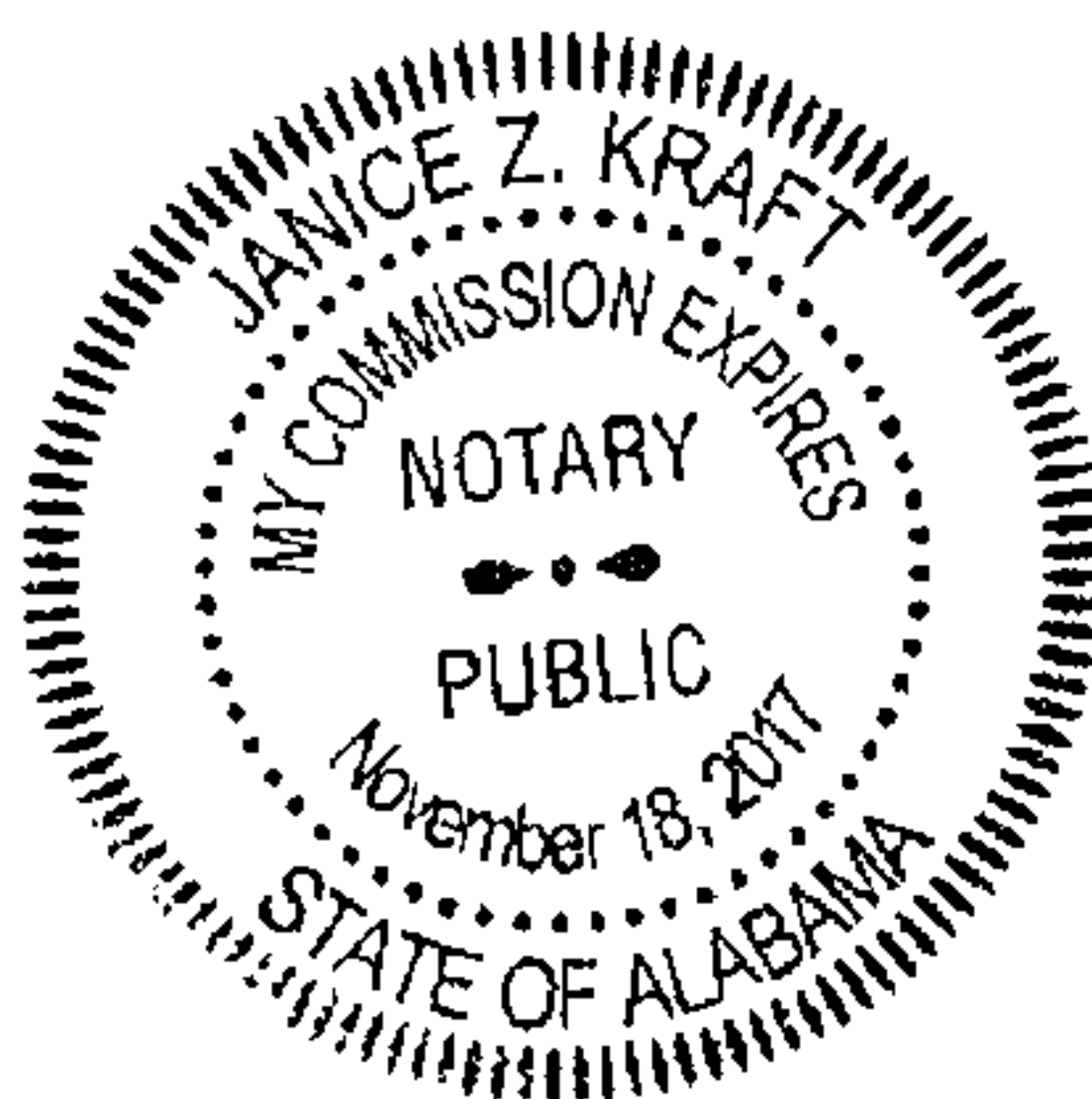
Name: Donald P. Kelly Jr.

Its: Manager

STATE OF Alabama )

COUNTY OF Mobile )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald P. Kelly Jr., whose name as Manager of Calera Crossings, LLC, an Alabama 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 officer and with full authority, executed the same voluntarily on the day the same bears date, in his capacity as said officer of Calera Crossings, LLC. Given under my hand and official seal this 22<sup>nd</sup> day of November, 2016.



[Signature]  
Notary Public

My Commission Expires: 11-18-17

[Notary Seal]

EXHIBIT A

Lot 6, according to the plat of Calera Marketplace, as recorded in Map Book 41, Page 48, in the Probate Office of Shelby County, Alabama.

**EXHIBIT B**

1. Taxes due and payable October 1, 2017, and subsequent years, including rollback taxes (if any).
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Easements and notes on plats recorded in Map Book 36, Page 62 and Map Book 41, Page 48, in the Probate Office of Shelby County, Alabama.
5. Easements granted Alabama Power Company recorded in Deed Book 99, Page 465, Instrument No. 20091026000401820, Instrument No. 20091026000401830, in the Probate Office of Shelby County, Alabama.
6. Agreement of Easements, Covenants, Conditions and Restrictions recorded in Instrument No. 20090305000081410, in the Probate Office of Shelby County, Alabama.
7. Covenants, conditions and restrictions contained in Memorandum of Lease by and between Calera Crossings, LLC and Publix Alabama LLC recorded in Instrument No. 20090305000081420; as amended by First Amendment to Memorandum of Lease Instrument No. 20090305000081450; and as further amended by Second Amendment to Memorandum of Lease recorded in Instrument No. 20100125000023590, in the Probate Office of Shelby County, Alabama.
8. Any parties in possession.
9. Zoning ordinances.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/22/2016 12:20:01 PM  
\$324.00 CHARITY  
20161122000429940

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the bottom right of the official text block.