

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Cool Box, LLC
P. O Box 1569
Pelham, AL 35124-5569

Property Address: 5215 Caldwell Mill Road
Birmingham, AL 35242

WARRANTY DEED
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Million Ninety Thousand and No/100---
----- (\$2,090,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, William J. Bailey, Jr., a/an MARried man and
Ann B. Yates, a/an UNMARried woman
(whose address is: 5348 MEADOW GARDEN LANE, B'ham, AL 35242)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Cool Box, LLC
(whose address is: P. O. Box 1569, Pelham, AL 35124-5569)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes. Mineral and mining rights excepted.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

William J. Bailey, Sr., previous owner, was the surviving grantee in that certain deed
recorded in Deed Book 339, Page 1606 and Instrument #1997-5169. The other grantee,
Lucille M. Bailey, having died on or about MAY 11, 2011.
William J. Bailey, Sr. died as shown in Probate Case #PR2013-000364.

The above described property does not constitute the homestead of the Grantor(s),
nor his/her/their spouse(s).

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will
and my (our) heirs, executors and administrators shall warrant and defend the same to the said
GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 12th
day of December, 2016.

William J. Bailey, Jr. (Seal) Ann B. Yates (Seal)
William J. Bailey, Jr. Ann B. Yates

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
William J. Bailey, Jr. and Ann B. Yates whose name(s) is/are signed to
the foregoing conveyance, and who is/are known to me, acknowledged before me on 12th day of December,
being informed of the contents of the conveyance, he/she/they executed the same voluntarily on 12th
day the same bears date.

Given under my hand and official seal this 12th day of December, 2016.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public

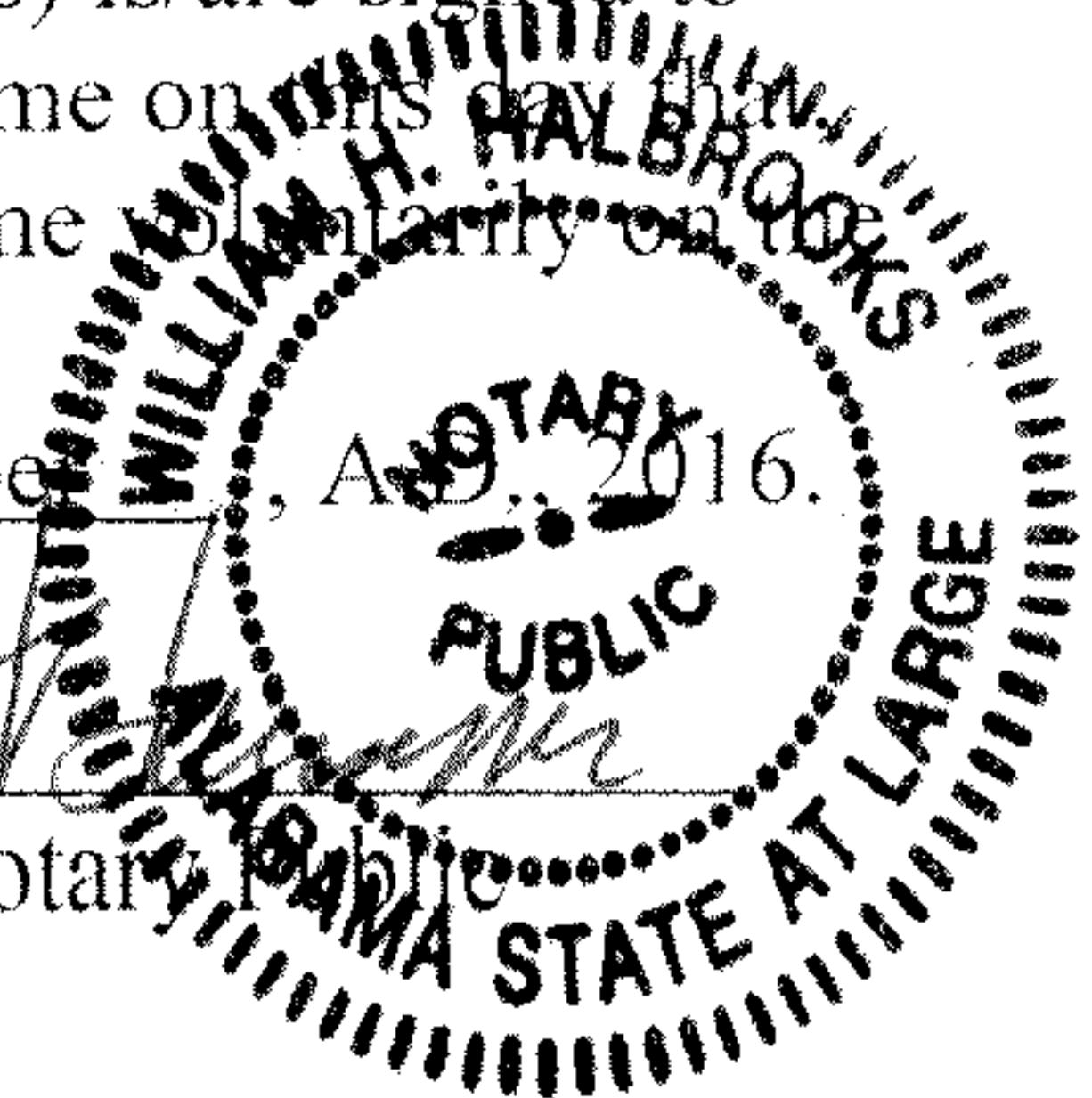


EXHIBIT "A"

PARCEL I:

All that portion of the Southeast diagonal 1/2 of the NE 1/4 of the NW 1/4 of Section 15, Township 19, Range 2 West, lying South of what is known as the Valleydale paved road, except that portion owned by Lillie Bailey Fulmer, as recorded in Volume 116, Page 167, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT, that portion conveyed to James Ray Martin and Inez Martin, as recorded in Volume 212, Page 253, in the said Probate Office.

LESS AND EXCEPT, that portion conveyed to Ann Bailey Yates, as recorded in Instrument No. 1993-41341, in the said Probate Office.

LESS AND EXCEPT, that portion conveyed to Evan James Midgett, Sr. and wife, Susan Rowe Midgett, as recorded in Real Book 143, Page 119, in the Probate Office of Shelby County, Alabama.

PARCEL II:

The North ten (10) acres of the SE 1/4 of the NW 1/4 of Section 15, Township 19, Range 2 West, Shelby County, Alabama, Lying East of Caldwell Mill Road. LESS AND EXCEPT, that portion sold to Joe E. Moore and Peggy J. Moore, as recorded in Volume 219, Page 721, in the Probate Office of Shelby County, Alabama.

PARCEL IV:

A part of the South 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, and being more particularly described as follows:

Commence at the Southeast corner of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Ala.; thence run North along the East line of said 1/4-1/4 section a distance of 330.50 feet; thence turn left 89° 25' 15" and run West along the North line of the South 1/2 of the North 1/2 of said 1/4-1/4 section a distance of 573.29 feet to the POINT OF BEGINNING; Thence continue along the last described course a distance of 206.0 feet to the Northeasterly right-of-way line of Caldwell Mill Road; thence turn left 127° 35' 55" and run Southeasterly along said right-of-way line a distance of 110.0 feet; thence turn left 84° 30' 25" and run Northeasterly a distance of 163.97 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

R.O.W. 1 of 3:

Commencing at the NW corner of the SE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, run thence S 89°25'49" E a distance of 410.90 feet, more or less, run thence S 00°34'11" W a distance of 139.95 feet, more or less, to the Point of Beginning; thence N 53°49'43" E a distance of 45.79 feet, more or less, run thence S 42°02'53" E a distance of 2.26 feet, more or less, run thence S 31°50'50" E a distance of 210.78 feet, more or less, run thence along an arc 144.09 feet, more or less, to the right, having a radius of 7055.00 feet, the chord of which is S 36°42'24" E, a distance of 144.09 feet, more or less, run thence S 58°47'39" W a distance of 28.58 feet, more or less, run thence N 36°39'25" W for a distance of 354.06 feet, more or less, to the Point of Beginning;

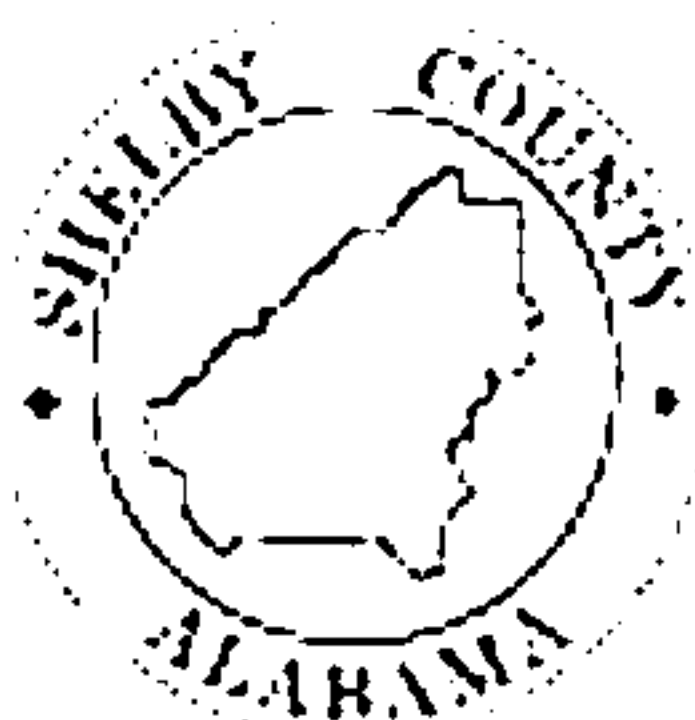
R.O.W. 2 of 3:

Commencing at the SE corner of the NE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, run thence N 89°01'00" W a distance of 415.29 feet, more or less, run thence N 00°59'00" E a distance of 193.67 feet, more or less, to the Point of Beginning; run thence N 77°15'04" W a distance of 19.21 feet, more or less, run thence N 63°57'34" W a distance of 43.50 feet, more or less, run thence along an arc 22.34 feet, more or less, to the left, having a radius of 800.00 feet, the chord of which is N 78°03'03" W for a distance of 22.34 feet, more or less, run thence N 45°08'51" E a distance of 11.58 feet, more or less, run thence along an arc 6.00 feet, more or less, to the right, having a radius of 787.43 feet, the chord of which is S 77°13'34" E for a distance of 6.00 feet, more or less, run thence S 76°57'35" E a distance of 67.26 feet, more or less, run thence S 00°13'29" E a distance of 19.63 feet, more or less to the Point of Beginning;

R.O.W. 3 of 3:

Commencing at the SE corner of the NE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, run thence N 88°28'18" W a distance of 116.11 feet, more or less, run thence N 01°31'42" E a distance of 124.90 feet, more or less, to the Point of Beginning; run thence N 77°15'04" W a distance of 23.07 feet, more or less, run thence N 67°47'18" W a distance of 30.41 feet, more or less, run thence N 77°15'04" W a distance of 44.53 feet, more or less, run thence N 00°22'09" W a distance of 18.54 feet, more or less, run thence S 76°57'35" E a distance of 96.77 feet, more or less, run thence S 00°09'09" W a distance of 23.12 feet, more or less, to the Point of Beginning.

All Being Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/13/2016 12:27:20 PM
\$2108.00 CHERRY
20161213000454670

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the Probate Judge.