

This instrument was prepared by:
Jason E. Spinks
3360 Davey Allison Blvd
Hueytown, Al 35023

Send Tax Notice to: Peavine Creek Development, LLC
3360 Davey Allison Blvd
Hueytown, Al 35023

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That, in consideration of FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS and 00/100 (\$5,500,000.00), to the undersigned Grantor, Western REI, LLC, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Peavine Creek Development, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama,; to wit;

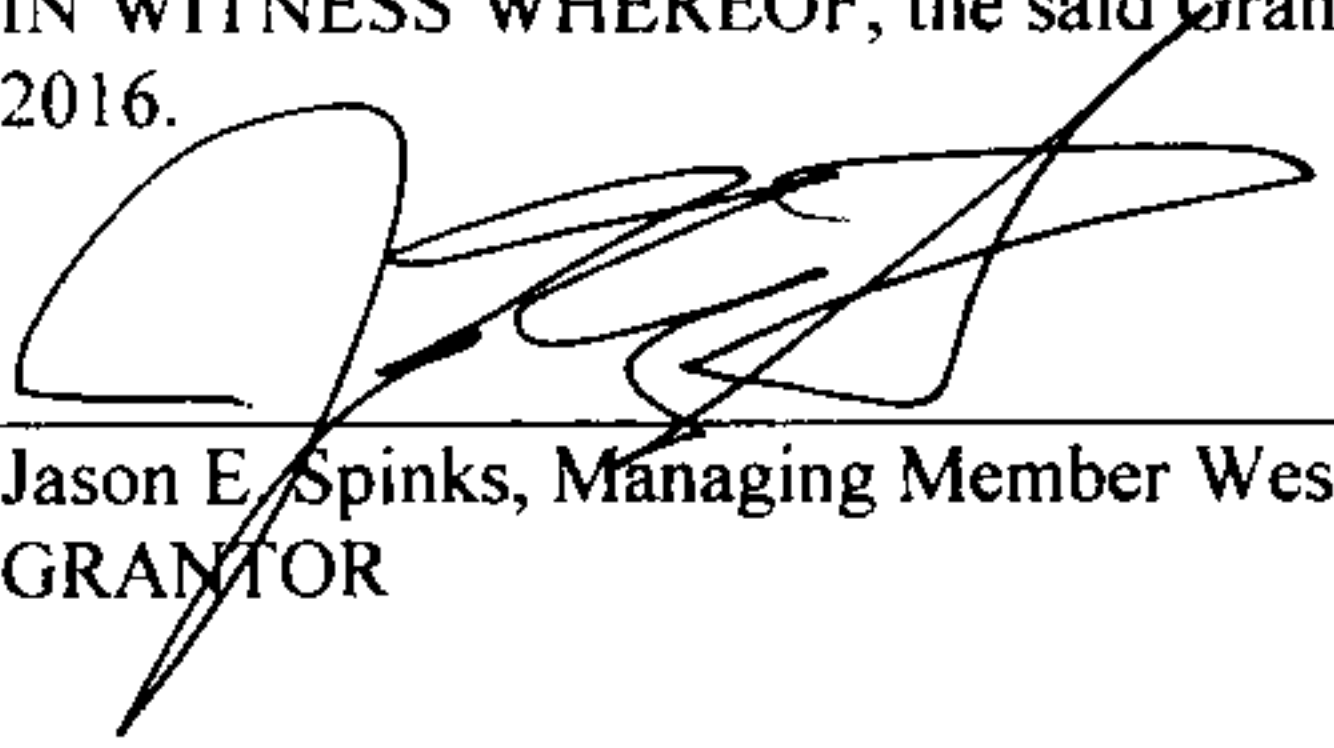
See Addendum "A"


\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantees, his/her heirs and assigns, forever with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal, this the 30th day of December, 2016.


Jason E. Spinks, Managing Member Western REI, LLC
GRANTOR



20170103000002010 1/4 \$5524.00
Shelby Cnty Judge of Probate AL
01/03/2017 03:37:38 PM FILED/CERT

Shelby County, AL 01/03/2017
State of Alabama
Deed Tax: \$5500.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks, Managing Member of Western REI, LLC, personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in their authorized capacity, and that by their signature on the instrument the person, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 30th day of December, 2016.


NOTARY PUBLIC
My Commission expires
AFFIX SEAL

MY COMMISSION EXPIRES
JUNE 15, 2019

STATE OF ALABAMA
COUNTY OF JEFFERSON

PARCEL I:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed North 88 degrees 39 minutes 48 seconds West for a distance of 2059.13 feet to the point of beginning. From this beginning point continue North 88 degrees 39 minutes 48 seconds West along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northwest 1/4 of the Southwest 1/4 for a distance of 1437.46 feet to a 1/2" rebar in place being located on the easterly right of way of Shelby County Highway 11; thence proceed North 40 degrees 17 minutes 14 seconds East along the easterly right of way of said road for a distance of 255.94 feet to the P.C. of a concave curve left having a delta angle of 03 degrees 46 minutes 28 seconds and a radius of 1205.0 feet; thence proceed northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 37 degrees 49 minutes 52 seconds East 79.37 feet to the P.T. of said curve; thence proceed North 36 degrees 34 minutes 48 seconds East along the easterly right of way of said road for a distance of 259.05 feet to a 1/2" rebar in place being located on the southerly right of way of the CSX Railroad; thence proceed South 66 degrees 09 minutes 42 seconds East along the southerly right of way of said railroad for a distance of 629.27 feet to the P.C. of a concave curve left having a radius of 1215.0 feet; thence proceed southeasterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 77 degrees 58 minutes 05 seconds East. 506.86 feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 30, Township South, Range 2 West, Shelby County, Alabama.

PARCEL II:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 01 degree 57 minutes 13 seconds East along the East boundary of said Northwest 1/4 of the Southeast 1/4 and along the East boundary of the Southwest 1/4 of the Northeast 1/4 for a distance of 1766.17 feet to a iron pin in place being located on the southerly right of way of the CSX Railroad; thence proceed South 45 degrees 48 minutes 41 seconds along the southerly right of way of said railroad for a distance of 1770.14 feet to the P.C. of a concave curve right having a delta angle of 44 degrees 10 minutes 48 seconds and a radius of 1215.0 feet; thence proceed southwesterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 67 degrees 54 minutes 04 seconds West, 913.83 feet; thence proceed South 01 degree 09 minutes West for a distance of 139.52 feet to a point on the South boundary of the Northeast 1/4 of the Southwest 1/4; thence proceed South 88 degrees 39 minutes 48 seconds East along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northeast 1/4 of the Southeast 1/4 for a distance of 2059.13 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.

The above property is also described as Lots 1 and 2, according to the Map and Survey of R. H. Gentry, Jr. Estate as recorded in Map Book 32, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.




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EXHIBIT "A"
Legal Description
Parcel III

Commence at the Northwest corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 3030.65 feet to the North R.O.W. of a Seaboard Coastline Railroad; thence left 67 degrees 02 minutes 07 seconds, 1117.09 feet to the intersection of said North R.R.R.O.W. and the Southeaster R.O.W. of County Road 11, being the Point of Beginning; thence continue along said R.R.R.O.W. 476.81 feet to the P.C. of a curve to the left with a delta of 69 degrees 31 minutes, a radius of 1279.17 feet and a length of 1552.01 feet; thence continue along said tangent 984.17 feet; thence left 134 degrees 28 minutes 03 seconds, 1985.18 feet to the Southeastern R.O.W. of County Road 11; thence left 54 degrees 28 minutes 15 seconds, 1015.58 feet along said R.O.W. to the Point of Beginning.

Less And Except:

BEGIN at a Carr Cap being the SW Corner of Lot 2A of Re-survey of Lots 1 and 2 of McRees Subdivision, as recorded in Map Book 42, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 89° 43' 24" E, a distance of 597.98 feet to a Carr Cap; thence S 52° 48' 03" W a distance of 363.65 feet to an iron pin set; thence N 54° 51' 50" W a distance of 377.00 feet to the POINT OF BEGINNING.


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Real Estate Sales Validation Form

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

Grantor's Name Western REI LLC
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

Grantee's Name Pearline Creek Development, LLC
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

Property Address No Address
Assigned

Date of Sale 12/30/2016
Total Purchase Price \$ 5,500,000.00
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 12/30/16

Print JASON E. SPINKS
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



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Form RT-1