

A portion of the purchase price in the amount of \$322,500 is evidenced by a purchase money mortgage recorded simultaneously herewith.

This instrument prepared by:

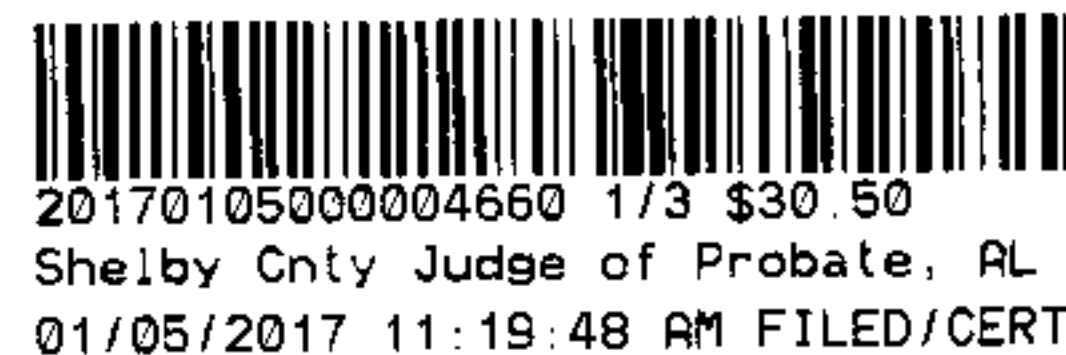
Send Tax Notices To:

Michael J. Brandt
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

McNeill & Storm Properties, Inc.
2300 Twelve Oaks Drive
Hoover, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty-Two Thousand and No/100 DOLLARS (\$332,000.00) and other good and valuable consideration to the undersigned grantor, **INNOVATIVE COMBUSTION TECHNOLOGIES, INC.**, an Alabama corporation, whose address is 10 Commerce Drive, Pelham, Alabama 35124 (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **MCNEILL & STORM PROPERTIES, INC.**, an Alabama corporation, whose address is 2300 Twelve Oaks Drive, Hoover, Alabama 35244 (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

Parcel ID:
Property Address: 720 US Highway 31 South, Alabaster, Alabama 35007

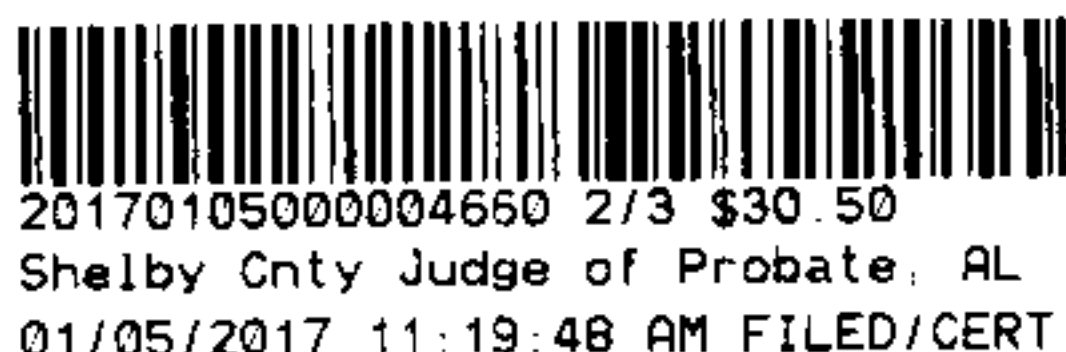
Subject to:

1. Taxes and assessments for the tax year 2017 and subsequent years and not yet due and payable.


TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 28th day of December, 2016.



**INNOVATIVE COMBUSTION
TECHNOLOGIES, INC.**, an Alabama
corporation


By: 
Richard P. Storm
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard P. Storm, whose name as President of Innovative Combustion Technologies, 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 thereof, 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 the 28 day of December, 2016.




Notary Public
My Commission Expires:

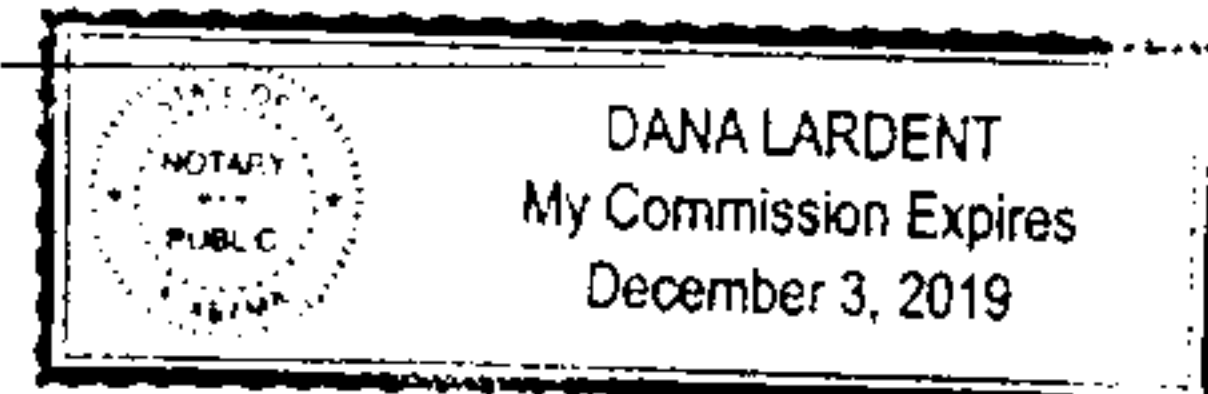
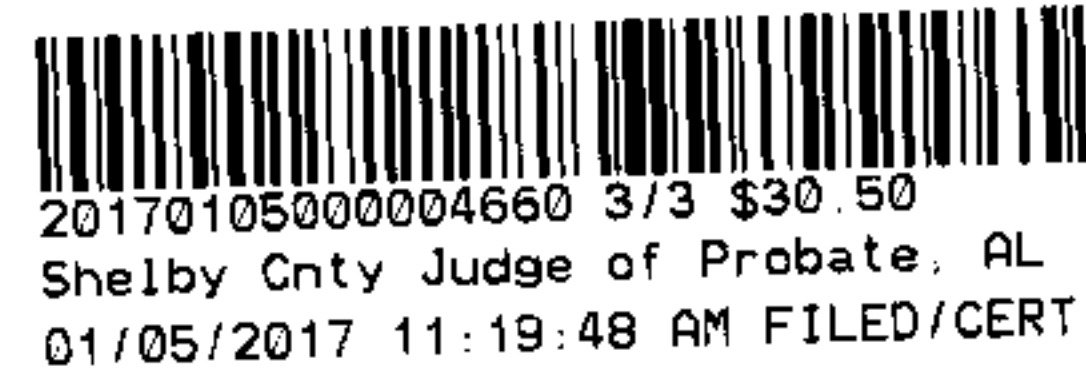


EXHIBIT "A"



Legal Description:

A parcel of land in the Northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the northwest corner of Section 18, Township 21 South, Range 2 West; thence South 89 degrees 06 minutes 53 seconds East and run along the Northline of said Section a distance of 2015.04 feet to a point on the Northeasterly right of way line of L&N North bound track (100 foot right of way) said point being the point of beginning; thence continue along the last described course run a distance of 480.83 feet to the Southwesterly right of way line of U.S. Highway No. 31 (200 foot right of way); thence South 39 degrees 16 minutes 16 seconds East and along said right of way run a distance of 202.22 feet to the intersection with Southwesterly right of way line of said U.S. Highway No. 31 and the centerline of Buck Creek; thence North 89 degrees 06 minutes 53 seconds West and leaving said right of way a distance of 458.48 feet to the Northeasterly right of way of said railroad; thence North 43 degrees 42 minutes 17 seconds West a distance of 217.03 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 99, Page 399.
2. Rights-of-Way granted to Shelby County by Instrument recorded in Deed Book 82, Page 348.
3. Riparian and other rights created by the fact that Buck Creek traverses subject property.
4. Less and except any part of the subject property lying within Buck Creek.
5. Less and except any part of the subject property lying within a railroad right of way.
6. Covenants for sewage system as recorded in Instrument No. 1998-22283
7. Cable lines crossing agreement with Alabama Power Company as described in Instrument No. 20071029000498190.