

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**

**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 **ADI LEGACY, INC.**, an Alabama corporation, formerly known as Alabama Dynamics, Inc. ("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:
ADI Legacy, Inc.	Alaufacture, LLC
P.O. Box 1630	2900 Highway 280, Ste 300
Calera, AL 35040	Birmingham, AL 35223
	Attn: William D. McWane

Property Address:	N/A
Date of Sale:	January 13, 2017
Total Purchase Price:	\$25,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of January 12, 2017.

**GRANTOR:**

ADI LEGACY, INC., an Alabama corporation,  
formerly known as Alabama Dynamics, Inc.

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

STATE OF ALABAMA )  
COUNTY OF Shelby )

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 ADI Legacy, Inc., an Alabama corporation, formerly known as Alabama Dynamics, Inc., 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 12<sup>th</sup> day of January, 2017.

Carlene R. Hadaway  
Notary Public


AFFIX SEAL

MY COMMISSION EXPIRES DECEMBER 10, 2017

My commission expires: \_\_\_\_\_

This Instrument Prepared By:

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

  
20170120000024290 2/4 \$49.00  
Shelby Cnty Judge of Probate, AL  
01/20/2017 07:59:07 AM FILED/CERT

Statutory Warranty Deed  
Alabama Dynamics, Inc.  
03898278.1

## **EXHIBIT A**


### **Description of the Property**

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 I-65; thence turn an angle to the left and run along said right of way line a distance of 579.82 feet 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 I-65 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 ¼ of the NE ¼, Section 2, Township 24 North, Range 13 East, Shelby County, Alabama.

Excepting from the warranties of the above described property any portion thereof located within Blocks 224, 237 and 338, Dunstan's Survey of the Town of Calera, Alabama.

ALSO:


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 16 feet to a point on the West right of way line of Interstate Highway I-65 and the point of beginning of the property herein described; thence run along said right of way line a distance of 579.82 feet to the centerline of an Alabama Power Company transmission line right of way; thence turn an angle of 132 degrees 53 minutes 50 seconds to the right and run along the centerline of said Alabama Power Company transmission line right of way for a distance of 727.58 feet to a point; thence an angel to the right of 53 degrees 12 minutes 18 seconds and run in a northerly direction a distance of 142.57 feet to a point; thence an angle to the right of 90 degrees 12 minutes and run in an easterly direction a distance of 521.04 feet to the point of beginning of the tract herein described. EXCEPTING from the warranties of the above described property any portion thereof located within Block 224 Dunstan's Survey as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

  
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Shelby Cnty Judge of Probate, AL  
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## **Exhibit B**

### **Exceptions**

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Right of Way granted to the City of Calera as recorded in Official Records Book 285, Page 850, in the Office of the Judge of Probate, Shelby County, Alabama.

  
20170120000024290 4/4 \$49.00  
Shelby Cnty Judge of Probate, AL  
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