

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Quality Power, Inc.
PO Box 1724
Pelham, AL 35124

20170125000030480
01/25/2017 03:24:29 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two-hundred twenty-five thousand (\$225,000.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Henderson Holding, LLC, an Alabama Limited Liability Company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Quality Power, Inc. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

See Exhibit "A" attached hereto and incorporated herewith, as though fully set out herein.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

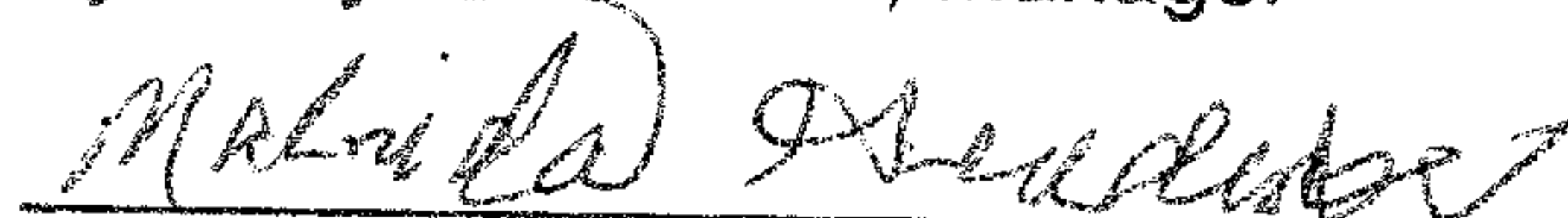
One-hundred eighty-three thousand six-hundred (\$183,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 25, 2017.

Henderson Holding, LLC

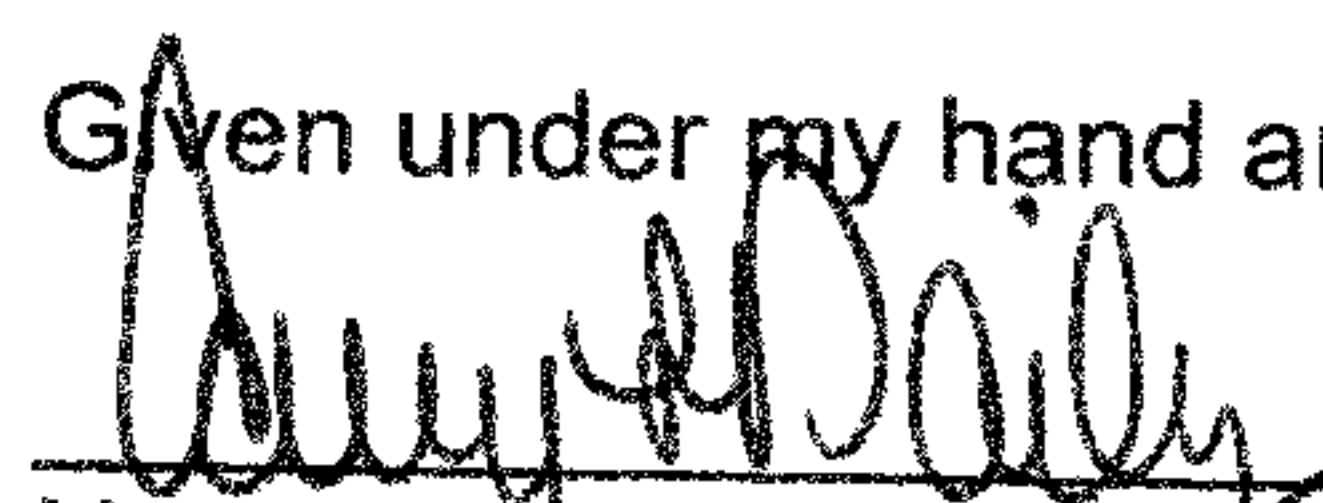

By Marty Henderson, Manager


By Malinda Henderson, Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marty Henderson and Malinda Henderson, Managers of Henderson Holding, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Managers and with full authority, executed the same voluntarily and as the act of said limited liability company.

Given under my hand and official seal on the 25th day of January, 2017.


Notary Public
Commission Expires: 6/4/18

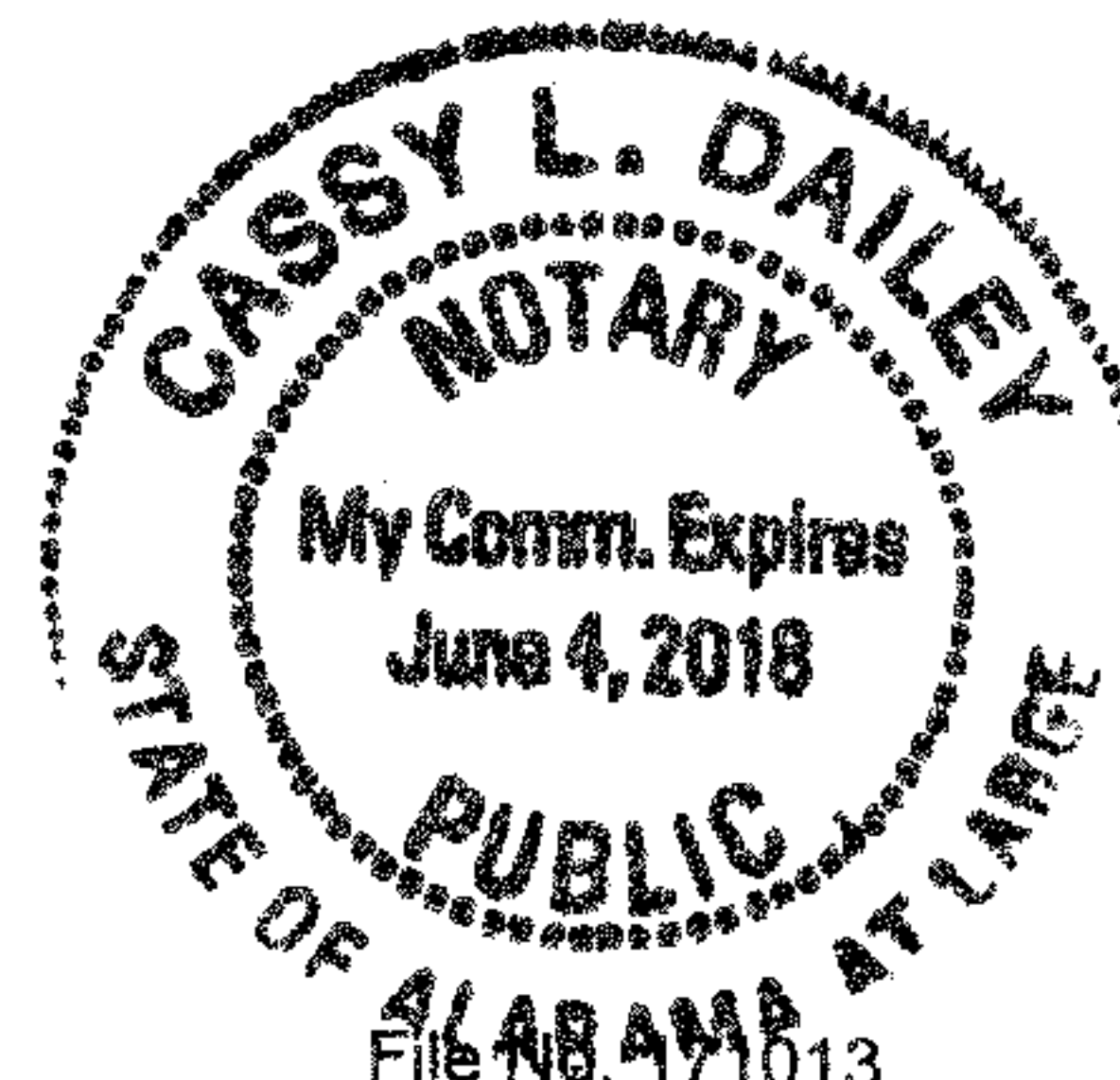


EXHIBIT "A" - LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West and a portion of Lot 10, according to a Resurvey of Lot 1, Yeager Commercial Park North, recorded in Map Book 24, page 8, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of Lot 5 of Yeager Commercial Park North Resurvey Lot 1, as recorded in Map Book 24, page 8, in the Probate Office of Shelby County, Alabama, said point being the point of beginning; thence North 26°12'26" East a distance of 233.45 feet; thence North 87°57'25" West a distance of 167.10 feet; thence South 26°19'23" West a distance of 233.69 feet; thence continue Southwesterly along said line, a distance of 124.02 feet to the Northerly right of way of North Yeager Court to the point of curve of a non-tangent curve to the right, having a central angle of 29°56'42" and a radius of 55.00 feet; said curve subtended by a chord bearing South 62°23'23" East and a chord distance of 28.42 feet; thence Southeasterly along the arc of said curve and along said right of way a distance of 28.75 feet; thence North 38°52'46" East and leaving said right of way a distance of 156.59 feet; thence South 87°57'54" East a distance of 99.11 feet to the point of beginning.

ALSO a 25 foot ingress, egress, drainage and utility easement and 15 foot drainage and utility easement:

Commence at the NE corner of Lot 5, Yeager Commercial Park North Resurvey Lot 1, as recorded in Map Book 24, page 8, in the Probate Office of Shelby County, Alabama; thence North 26°12'26" East a distance of 233.45 feet; thence North 87°57'25" West a distance of 167.10 feet; thence South 26°19'23" West a distance of 233.69 feet; thence continue Southwesterly along said line, a distance of 124.02 feet to the Northerly right of way of North Yeager Court to the point of curve of a non-tangent curve to the right having a central angle of 29°56'42" and a radius of 55.00 feet, said curve subtended by a chord bearing South 62°23'23" East and a chord distance of 28.42 feet; thence Southeasterly along the arc of said curve and along said right of way a distance of 28.75 feet to the point of beginning of the centerline of a 25 foot ingress, egress, utility and drainage easement; thence North 38°52'46" East along said centerline and leaving said right of way a distance of 156.59 feet to the end of said easement and the point of beginning of the centerline of a 15 foot drainage and utility easement; thence South 87°57'54" East along said centerline, a distance of 99.11 feet to the end of said easement.

ALSO:

A parcel of land situated in Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 87°59'25" East, a distance of 1,787.86 feet; thence North 26°35'17" East, a distance of 73.82 feet; thence continue Northeasterly along said line, a distance of 108.88 feet; thence North 24°04'19" East, a distance of 41.15 feet; thence continue Northeasterly along said line, a distance of 99.00 feet; thence North 21°05'39" East a distance of 51.27 feet; thence continue Northerly along said line, a distance of 103.75 feet to the Point of Beginning; thence continue Northerly along said line, a distance of 73.73 feet; thence North 87°17'52" East, a distance of 158.33 feet; thence North 08°47'26" East, a distance of 131.18 feet; thence South 87°57'26" East, a distance of 180.17 feet; thence South 26°19'23" West, a distance of 233.69 feet; thence North 87°57'54" West, a distance of 281.34 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Henderson Holding, LLC
Mailing Address 1072 Oak Tree Road
Birmingham
Alabama 35244

Property Address 200 North Yeager Court
Pelham
Alabama 35124

Grantee's Name Quality Power, Inc.
Mailing Address 100 Parker Drive
Pelham
Alabama 35124

Date of Sale January 25, 2017
Total Purchase Price \$225,000.00
or
Actual Value \$
Assessor's Market Value \$

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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 1/25/2017

Print Sandy F. Johnson

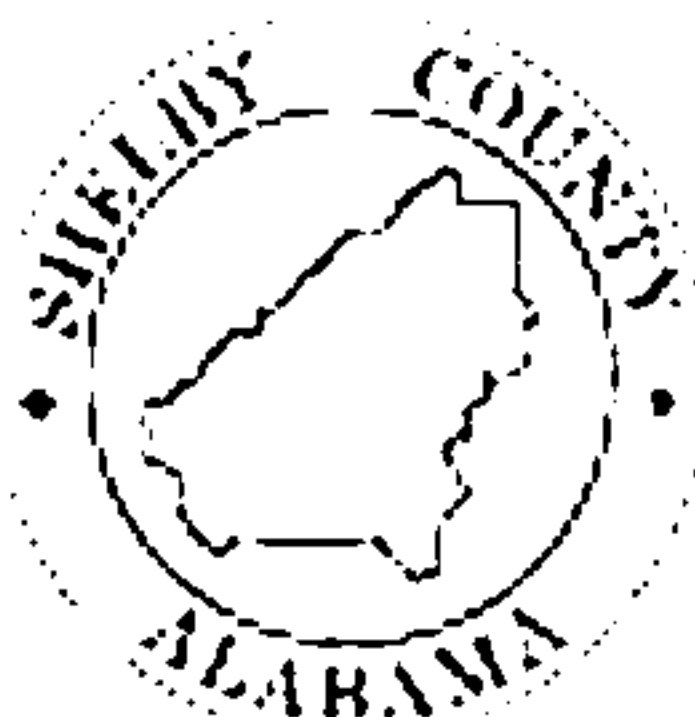
☐ Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/25/2017 03:24:29 PM
\$62.50 CHERRY
20170125000030480

[Signature]