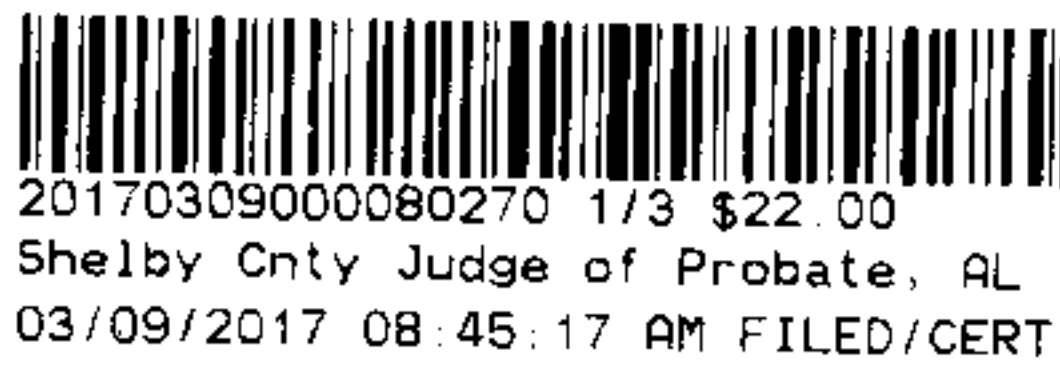


**This instrument was prepared by:**

Robert H. Sprain, Jr.  
Friedman, Dazzio, Zulanas & Bowling P.C.  
3800 Corporate Woods Drive  
Birmingham, Al. 35242

STATE OF ALABAMA)  
COUNTY OF SHELBY)



**Send Tax Notice To:**

Big Brass Properties, Inc.  
100 Canyon Park Circle  
Suite C  
Birmingham, Al. 35124

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, **SAC, LLC**, an Alabama limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto **Big Brass Properties, Inc.**, an Alabama corporation ("Grantee"), subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama to wit:

**Lot 3B2, according to the Final Plat Resurvey of Lot 3B, Pelham Town Center, as recorded in Map Book 47 Page 57, in the Probate Office of Shelby County, Alabama**

**TOGETHER WITH** all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is made subject to the following:

1. *Ad valorem* taxes for 2017 and subsequent years not yet due and payable.
2. Mining and mineral rights not owned by Grantor.
3. Matters shown on the plat recorded at Map Book 47 Page 57, including building lines, easements and rights-of-way.
4. Articles of Incorporation of SAC Commercial Improvement District of Pelham recorded in Instrument 20070713000329680 in the Probate Office of Shelby County, Alabama.
5. Right of way granted Alabama Power Company by Instrument recorded in Volume 126, page 299 and Volume 126 Page 301, as affected by the Disclaimer recorded in Instrument 20071206000554440 in the Probate Office of Shelby County, Alabama.
6. Declaration of Utility Easement recorded in Instrument 20040610000314500 in the Probate Office of Shelby County, Alabama.
7. Declaration of Easements, Covenants, Conditions and Restrictions recorded in Instrument 20080306000091940 in the Probate Office of Shelby County, Alabama.
8. Easement Agreement recorded in Instrument No. 20081021000412720 in the Probate Office of Shelby County, Alabama.
9. Right of way granted to Alabama Power Company by instrument recorded in Instrument 20120412000126720 in the Probate Office of Shelby County, Alabama.
10. Reservations as set out in deed recorded in Instrument 20060209000068230 in the Probate Office of Shelby County, Alabama.
11. All matters shown on the survey of Gonzalez-Strength & Associates, Inc., dated December 7, 2016 (Job No. 28503).

\$1,538,000.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys its interest in the Property to Grantee.

By acceptance of this Deed, Grantee hereby covenants and agrees for itself and its successors and assigns that Grantee will pay its share of the assessments and fees owed to the SAC Commercial Improvement District of Pelham within ten (10) days of receipt of a written invoice from Grantor. This covenant and agreement shall run with the land conveyed hereby as against Grantee and all persons, firms, trusts, partnerships, limited partnerships, corporations or other entities holding under or through Grantee.

**TO HAVE AND TO HOLD** the Property to Grantee, its successors and assigns, forever, subject to the matters described above.

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:

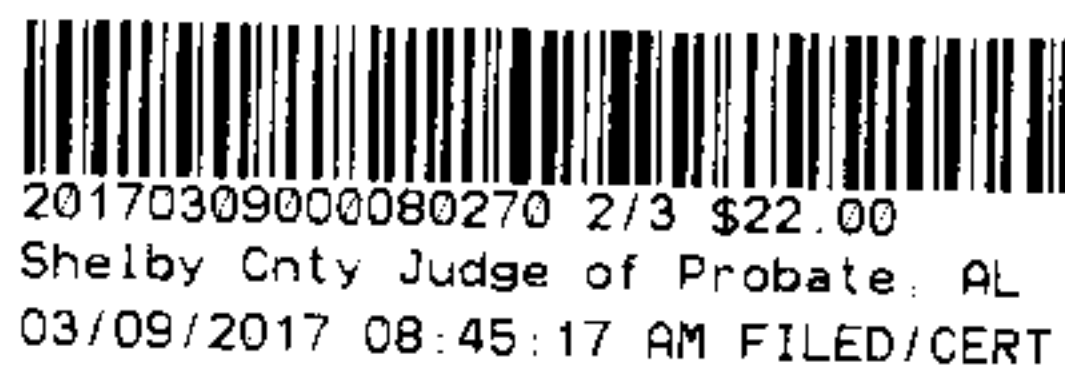
SAC, LLC  
1100 East Park Drive, Suite 400  
Birmingham, Al. 35235

Grantee's Name and Mailing Address:

Big Brass Properties, Inc.  
100 Canyon Park Circle, Suite C  
Pelham, Al. 35124

Property Address: 200 Huntley Parkway, Pelham, Al. 35124

Purchase Price: \$449,000.00



The Purchase Price of the Property can be verified by the closing statement.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed by the undersigned Manager and Members as of the 8th day of March, 2017.

**WITNESS:**

**GRANTOR:**

SAC, LLC, an Alabama limited liability company

By: Eugene K. Cole  
Its: Manager

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Eugene K. Cole, whose name as manager of SAC, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me acknowledged before me on this day that, being informed of the contents of the Deed, he, as such manager for said company, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 8th day of March, 2017.

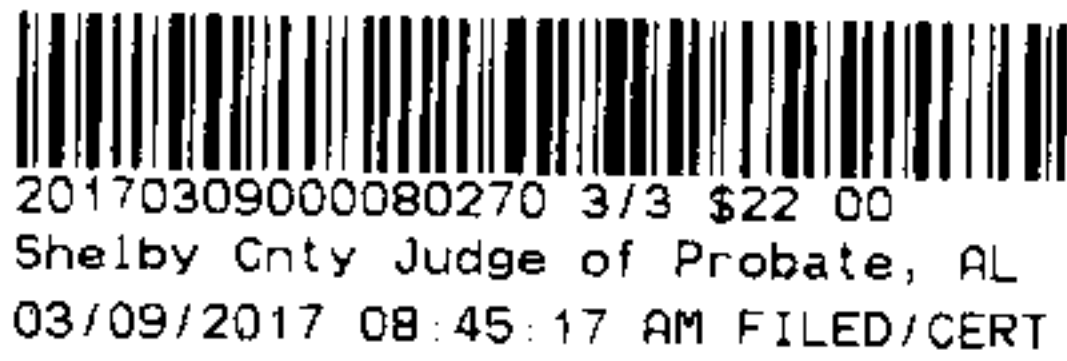
  
Notary Public

Name: Stacy R. Aycock

My commission expires: 03/27/19

[CONTINUATION OF SIGNATURE PAGE OF STATUTORY WARRANTY DEED]

WITNESS:



[Signature]

GRANTOR:

SAC, LLC, an Alabama limited liability company

Eugene K Cole  
By: Cole Family Properties, LLC  
Its: Member  
By: Eugene K. Cole  
Its: Manager

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Eugene K. Cole, whose name as manager of Cole Family Properties, LLC, an Alabama limited liability company, which is a member of SAC, LLC, is signed to the foregoing Statutory Warranty Deed and who is known to me acknowledged before me on this day that, being informed of the contents of the Deed, he, as such manager for Cole Family Properties, LLC, a member of SAC, LLC, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 9th day of March, 2017.

Stacy R Aycock  
Notary Public

Name: Stacy R. Aycock  
My commission expires: 03/27/19

WITNESS:

[Signature]

GRANTOR:

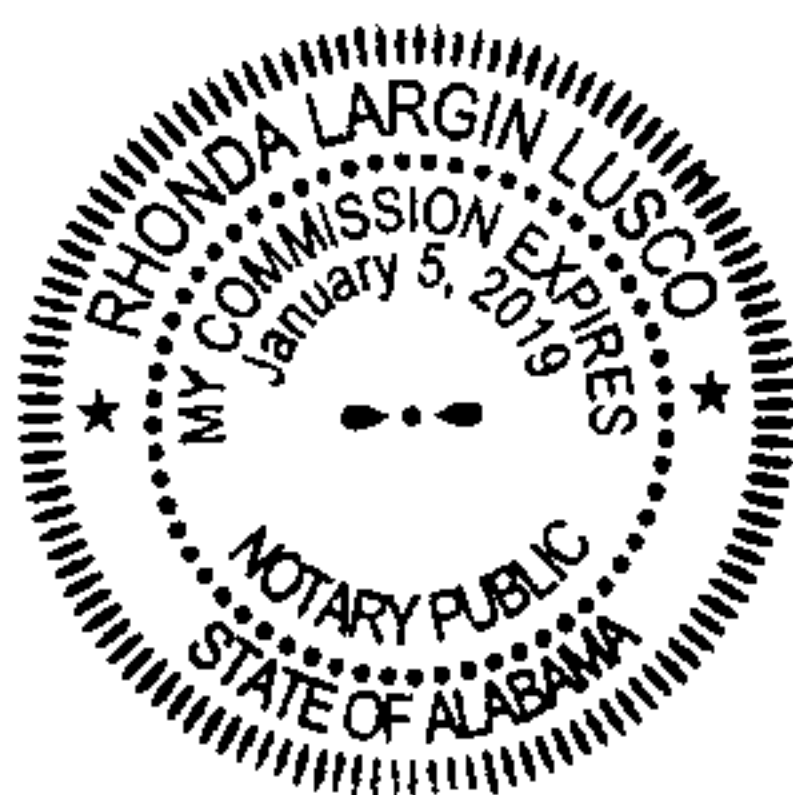
SAC, LLC, an Alabama limited liability company

Samuel W Sharp  
By: 52 Pelham, LLC  
Its: Member  
By: Samuel W. Sharp  
Its: Manager

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Samuel W. Sharp, whose name as manager of 52 Pelham, LLC, an Alabama limited liability company, which is a member of SAC, LLC, is signed to the foregoing Statutory Warranty Deed and who is known to me acknowledged before me on this day that, being informed of the contents of the Deed, he, as such manager for 52 Pelham, LLC, a member of SAC, LLC, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 1st day of March, 2017.



Rhonda Largin Lusco  
Notary Public

Name: Rhonda Largin Lusco  
My commission expires: 1/5/2019