

This instrument was prepared by:  
William D. Hasty, Jr.  
2090 Columbiana Road, Suite 2000  
Birmingham, Alabama 35216

Send tax notice to:  
AL Pelham Big RUC, LLC  
ATTN: Legal Department  
550 South Main Street, Suite 300  
Greenville, South Carolina 29601

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**WARRANTY DEED**

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**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Four Hundred Seventy-Five Thousand no/1000 Dollars (\$475,000.00) and other good and valuable consideration in hand paid to **Big Mountain, L.L.C.**, an Alabama limited liability company (herein referred to as grantor), the said grantor does hereby grant, bargain, sell and convey unto **AL Pelham Big RUC, LLC**, a South Carolina limited liability company (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 3 according to the Final Plat for Big Mountain Center, a commercial subdivision, as recorded in Map Book 40, Page 138, in the Office of the Judge of Probate of Shelby County, Alabama.**


**Subject to:**

1. Easements, restrictions and rights-of-way of record.
2. Building line(s) as shown in Map Book 42, page 61, in the Probate Office of Shelby County, Alabama.
3. Easement(s) as shown in Map Book 42, page 61, in the Probate Office of Shelby County, Alabama.
4. Approximate location of street signs as shown in Map Book 40, page 138, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Deed Book 153, page 295, in the Probate Office of Shelby County, Alabama.
6. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Deed Book 252, page 871, in the Probate Office of Shelby County, Alabama.
7. Right of way and Easement to Alabama Power Company recorded in Deed Book 101, page 502; Deed Book 252, page 871; Deed Book 101, page 502; Deed Book 145, page 377; Deed Book 180, page 288 and Instrument 20110920000278530, in the Probate Office of Shelby County, Alabama.
8. Reciprocal Easement and Restriction Agreement recorded in Instrument 20090630000252490; First Amendment recorded in Instrument 20111010000300030.

**TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.**

And it does for itself and for its successors, representatives and assigns, covenant with said grantee, its successors, representatives and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/29/2017  
State of Alabama  
Deed Tax: \$475.00

  
20170629000232170 1/3 \$496.00  
Shelby Cnty Judge of Probate, AL  
06/29/2017 10:06:59 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 26 day of June, 2017.

BIG MOUNTAIN, L.L.C.

*James O. Lunceford by Kenneth E. Peters*

By: *Kenneth E. Peters*

James O. Lunceford by Kenneth E. Peters,  
Attorney-in-Fact, Managing Member

*James O. Lunceford by Gene F. Lunceford*

By: *Gene F. Lunceford*

James O. Lunceford by Gene F. Lunceford,  
Attorney-in-Fact, Managing Member

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, *Carla J. Tidmore*, a Notary Public in and for said County, in said State, hereby certify that Kenneth E. Peters and Gene F. Lunceford whose names are signed as Attorneys-in-Fact for James O. Lunceford as Managing Member of Big Mountain, L.L.C., an Alabama limited liability company, 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 Attorneys-in-Fact for James O. Lunceford, executed the same voluntarily as an act of and on behalf of the company.

Given under my hand and official seal, this 23 day of June, 2017.



*Carla J. Tidmore*  
Notary Public



20170629000232170 2/3 \$496.00  
Shelby Cnty Judge of Probate, AL  
06/29/2017 10:06:59 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Big Mountain, L.L.C.
Mailing Address P. O. Box 36369
Birmingham, Alabama 35236

Grantee's Name AL Pelham Big RUC, LLC
Mailing Address 550 South Main Street, Suite 300
Greenville, South Carolina 29601

Property Address Parcel #10 9 31 2 001 004.007
Lot 3, according to the Final Plat of
Big Mountain Center - Resurvey No.
1, as recorded in Map Book 42,
page 61, in the Probate Office of
Shelby County, Alabama.

Date of Sale June 20, 2017
Total Purchase Price \$475,000.00
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
X 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 6.20.2017

Print GENE LUKETORD

Unattested

Carl J. Johnson (verified hv)

Gene Luketord (Grantor/Grantee/Owner/Agent) circle one



20170629000232170 3/3 \$496.00
Shelby Cnty Judge of Probate, AL
06/29/2017 10:06:59 AM FILED/CERT