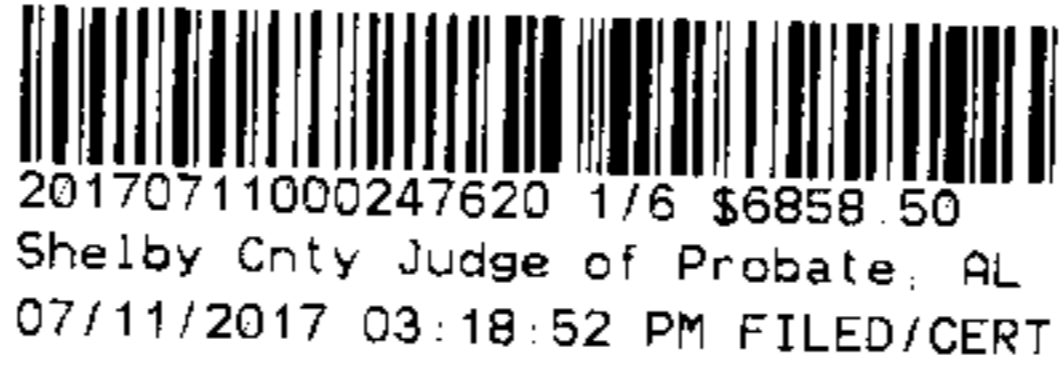


STATE OF ALABAMA)
SHELBY COUNTY)



Send tax notices to:
Clayton Properties Group, Inc.
5000 Clayton Road
Maryville, Tennessee 37804
Attn: Jeff Davis

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 **GPEP, LLC**, an Alabama limited liability company ("Grantor"), by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation ("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, but not further or otherwise.

Shelby County, AL 07/11/2017
State of Alabama
Deed Tax: \$6828.50

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:
GPEP, LLC	Clayton Properties Group, Inc.
3112 Blue Lake Drive, Suite 100	5000 Clayton Road
Birmingham, Alabama 35243	Maryville, Tennessee 37804

Property Address:	N/A
Date of Sale:	July 7, 2017
Total Purchase Price:	\$6828,079.15
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[Signature(s) on following page(s)]




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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of July 7, 2017.

GRANTOR:

GPEP, LLC, an Alabama limited liability company

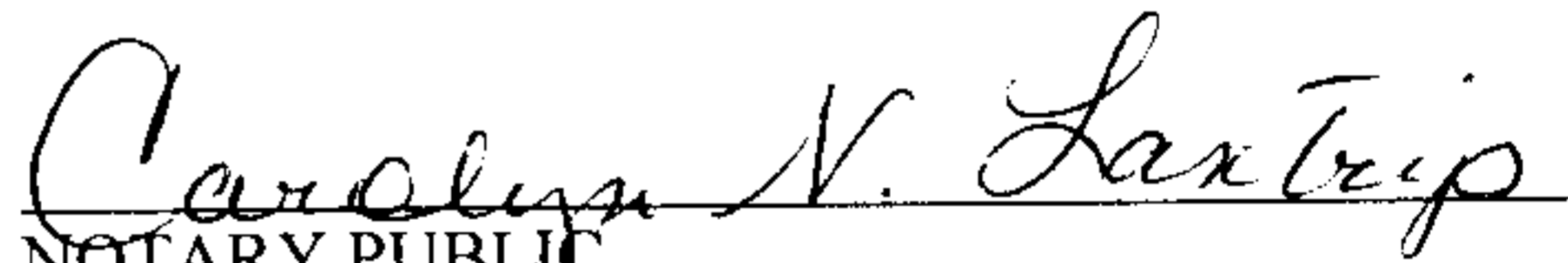
By: 
Russell G. Doyle, its Authorized Signatory

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Russell G. Doyle, whose name as Authorized Signatory of **GPEP, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, as such officer and with full authority, being informed of the contents of the instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 6 day of July, 2017.


NOTARY PUBLIC
My Commission Expires: _____

[NOTARIAL SEAL]

My Commission Expires: 9/25/2017

This Instrument Prepared By:
Jason Wilton Bailey
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203



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EXHIBIT A

Description of the Property

PARCEL C

A parcel of land situated in Sections 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped Pipe at the SW corner of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 00°46'56" W along the west line of said 1/4-1/4-1/4 section a distance of 117.02 feet to a rebar capped JAR; thence N 27°49'27" E a distance of 779.73 feet to a point; thence N 16°50'10" E along the eastern line of Lot 2 of Eagle Point 12th Sector Phase I First Add as recorded in Map Book 26 Page 59 in the Office of the Judge of Probate in Shelby County, Alabama, a distance of 80.66 feet to a point; thence S 71°52'25" E a distance of 369.43 feet to a point; thence S 56°32'34" W a distance of 48.01 feet to a point; thence S 27°08'36" W a distance of 199.74 feet to a point; thence S 62°51'24" E a distance of 149.87 feet to a point; thence S 83°30'52" E a distance of 66.10 feet to a point; thence S 84°18'19" E a distance of 160.00 feet to a point; thence S 05°41'41" W a distance of 10.00 feet to a point; thence S 88°21'22" E a distance of 71.74 feet to a point; thence N 81°41'33" E a distance of 237.25 feet to a point; thence N 08°18'27" W a distance of 10.00 feet to a point; thence N 81°41'33" E a distance of 85.90 feet to a point; thence N 87°38'26" E a distance of 88.81 feet to a point; thence N 90°00'00" E a distance of 82.07 feet to a point; thence N 00°55'30" E a distance of 101.92 feet to a point; thence N 45°37'43" E a distance of 197.86 feet to a point; thence N 47°26'59" E a distance of 343.71 feet to a point of curve to the right having a central angle of 42°02'10" and a radius of 180.00 feet, said curve subtended by a chord bearing N 68°28'04" E and a chord distance of 129.12 feet; thence along the arc of said curve a distance of 132.06 feet to a point; thence N 89°29'09" E a distance of 39.53 feet to a point of curve to the left having a central angle of 107°04'26" and a radius of 25.00 feet, said curve subtended by a chord bearing N 35°56'56" E and a chord distance of 40.21 feet; thence along the arc of said curve a distance of 46.72 feet to a point on the western right-of-way of Eagle Point Drive; thence S 17°35'17" E along said right-of-way a distance of 53.97 feet to a point non-tangent curve to the right having a central angle of 19°10'43" and a radius of 169.19 feet, said curve subtended by a chord bearing S 08°47'57" E and a chord distance of 56.37 feet; thence along the arc of said curve and along said right-of-way a distance of 56.63 feet to a 1/2" rebar at the NE corner of Lot 1 of Eagle Point 1st Sector Phase I as recorded in Map Book 14 Page 144; thence S 63°12'39" W leaving said right-of-way and along the northern line of Lot 1 a distance of 245.37 feet to the NW corner of Lot 1; thence S 00°08'50" E along the west line of Lots 1 through 3 a distance of 266.12 feet to a 3/4" rebar at the NW corner of Lot 4; thence S 00°21'20" E along the west line of Lots 4 through Lot 8 a distance of 467.63 feet to a point; thence N 90°00'00" E along a distance of 154.01 feet to a point; thence S 0°00'00" E a distance of 11.51 feet to a point; thence N 90°00'00" W a distance of 205.00 feet to a point; thence N 0°00'00" E a distance of 80.00 feet to a point; thence N 90°00'00" W a distance of 40.00 feet to a point; thence S 89°40'44" W a distance of 78.22 feet to a point; thence S 85°36'37" W a distance of 73.80 feet to a point; thence S 81°52'13" W a distance of 78.69 feet to a point; thence S 81°41'33" W a distance of 160.00 feet to a point; thence S 83°51'23" W a distance of

A-1

91.79 feet to a point; thence S 88°17'37" W along the south line of said 1/4- 1/4 section a distance of 96.56 feet to a point; thence N 84°18'19" W a distance of 84.34 feet to a point; Thence S 5°41'41" W a distance of 135.00 feet to a point; thence S 84°18'19" E a distance of 29.28 feet to a point; thence S 5°41'41" W a distance of 390.00 feet to a point; thence N 84°18'19" W a distance of 12.15 feet to a point of curve to the right having a central angle of 4°41'39" and a radius of 330.00 feet, said curve subtended by a chord bearing N 81°57'29" W and a chord distance of 27.03 feet; thence along the arc of said curve a distance of 27.04 feet to a point; thence S 10°23'20" W a distance of 136.57 feet to a point; thence S 8°07'05" W a distance of 290.04 feet to a point; thence S 17°25'27" W a distance of 383.56 feet to a point; thence S 6°44'07" W a distance of 147.64 feet to a 3" capped pipe at the SE corner of the SE 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West; thence S 88°17'38" W along the south line of said 1/4-1/4 section a distance of 448.75 feet to a point; thence N 19°21'19" E leaving said 1/4-1/4 line a distance of 381.06 feet to a point; thence N 26°13'25" E a distance of 100.00 feet to a point; thence N 22°38'49" E a distance of 92.74 feet to a point; thence N 17°25'27" E a distance of 100.00 feet to a point; thence N 11°34'09" E a distance of 94.17 feet to a point; thence N 10°42'53" E a distance of 110.70 feet to a point; thence S 75°07'34" E a distance of 151.14 feet to a point of curve to the right having a central angle of 6°56'24" and a radius of 280.00 feet, said curve subtended by a chord bearing N 18°20'38" E and a chord distance of 33.89 feet; thence along the arc of said curve a distance of 33.92 feet to a point; thence N 21°48'50" E a distance of 267.50 feet to a point of curve to the left having a central angle of 17°15'23" and a radius of 270.00 feet, said curve subtended by a chord bearing N 13°13'25" E and a chord distance of 81.01 feet; thence along the arc of said curve a distance of 81.32 feet to a point; thence N 84°18'19" W a distance of 95.00 feet to a point; thence N 85°21'14" W a distance of 99.54 feet to a point; thence N 65°39'54" W a distance of 109.96 feet to a point; thence N 62°51'24" W a distance of 179.31 feet to a point; thence S 7°42'45" E a distance of 373.34 feet to a point; thence S 87°49'27" W a distance of 137.18 feet to a point of curve to the left having a central angle of 0°42'26" and a radius of 330.00 feet, said curve subtended by a chord bearing S 1°49'20" E and a chord distance of 4.07 feet; thence along the arc of said curve a distance of 4.07 feet to a point; thence S 88°31'53" W a distance of 60.00 feet; thence S 88°31'53" W a distance of 134.19 feet to a point; thence N 7°42'45" W a distance of 406.61 feet to the north line of the NW 1/4 of the SE 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West; thence N 88°32'13" E a distance of 12.79 feet to the POINT OF BEGINNING.

AND

Lot 1


Lot 1 of Eagle Point 1st Sector Phase I as recorded in Map Book 14 Page 114 in the Office of the Judge of Probate in Shelby County, Alabama.

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EXHIBIT B

Exceptions

1. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.
4. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
5. Easements and building line as shown on the survey of Eagle Point 1st Sector Phase I as recorded in Map Book 14, Page 114. (Lot 1)
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
7. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408; Volume 273, Page 201; Inst. No. 20170421000136300 and Inst. No. 20170526000185520.
8. Restrictions appearing of record in Volume 206, Page 448.
9. Right of way granted to the City of Pelham recorded in Volume 312, Page 523. Less and except portion conveyed to Eagle Point Golf Club recorded in Inst. No. 1994-36852. (Parcel C)
10. Declaration of Easements, Covenants and Restrictions for Griffin Park at Eagle Point filed for record in Inst. No. 20160620000210350 as modified in Inst. No. 20160623000218270, in said Probate Office.
11. Easement from Highpointe Investments, LLC to Newcastle Development, LLC for Access Road as recorded in Inst. No. 20160620000210340, in said Probate Office.
12. Sanitary Sewer force main situated on Westerly property line and water line running from westerly property line as shown on survey of Engineering Design Group, LLC dated June 13, 2016 last revised June 21, 2016. (Parcel C)
13. Bylaws of Griffin Park at Eagle Point Residential Association, Inc., as recorded in Inst. No. 20160620000210330.


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