20170717000255540 1/4 \$25.00 Shelby Cnty Judge of Probate, AL 07/17/2017 02:58:53 PM FILED/CERT

This Instrument Prepared by: Wesley M. Graybill Graybill, Lansche & Vinzani, LLC 2721 Devine Street. Columbia, SC 29205

Once recorded, please return to:

Stewart Title Guaranty Company 5935 Carnegie Blvd, Suite 301 Charlotte, NC 28209

STATUTORY LIMITED WARRANTY DEED

STATE OF ALABAMA)	
)	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)	

That in consideration of Three Hundred and Twenty Five Thousand and No/100 Dollars (\$325,000.00) to the undersigned AL ALABASTER MONTEVALLO, LLC, a South Carolina limited liability company (the "Grantor"), in hand paid by GBL INVESTMENTS, LLC, an Alabama limited liability company (the "Grantee"), with a mailing address of PO Box 19965, Birmingham, AL 35219 Attn: George Long, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described on the Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO the following exceptions: (i) ad valorem taxes and governmental assessments not currently due and payable; and (ii) easements, restrictions reservations, rights-of-way, limitations, covenants, conditions and other matters of record in the Office of the Judge of Probate of Shelby County, Alabama, (iii) any matters which a current survey or inspection of the property would reveal, and (iv) any and all rights, title and interests arising out of any prior grants of oil, gas, coal and other minerals affecting the property which are of record in the aforesaid office.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

And subject to the foregoing, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

[Signatures on following page]

SIGNATURE PAGE TO STATUTORY WARRANTY DEED

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 10th day of

<u>July</u> , 2017.		
		AL ALABASTER MONTEVALLO, LLC, a South Carolina limited liability company
		By: W. Neil Wilson, Manager
State of South Carolina County of Greenville)	
J. Wilson, whose name as limited liability company, is before me that, being inform	Manager of AL A signed to the foreg	nd for said County in said State, hereby certify that Philip ALABASTER MONTEVALLO, LLC, a South Carolina soing instrument, and who is known to me, acknowledged s of such instrument, he, as such Manager and with full as the act of such limited liability company.
Given under my hand	d and official seal,	this the 10 day of July, 2017.
	Ay Commission Expires Feb. 23, 2026 Acting in the County of	Notary Public My Commission Expires: 2.23.26

EXHIBIT "A"

Legal Description

Lot 2, Alabaster Montevallo Subdivision, as recorded in Map Book 48, Page 12 of the records in the Office of Judge of Probate of Shelby County, Alabama, also being a parcel of land situated in the Southwest one-quarter of the Northwest one-quarter and the Northeast one-quarter of the Southwest one-quarter of Section 11, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama.

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	AL ALABASTER MONTEVALLO, LLC	Grantee's Nam	e GBL INVESTMENTS, LLC		
Mailing Address	550 S. Main St., Suite 300	Mailing Addres	ss PO Box 19965		
	Greenville, SC 29601		Birmingham, AL 35219		
-					
Property Address	9940 Hwy 119, Alabaster, A 35007	L Date of Sale	Date of Sale July 12, 2017		
		Total Purchase P	rice \$ 325,000.00		
		······································	Or .		
		Actuai	Value \$		
		Assessor's Market	Value \$		
• •	or actual value claimed on this fordation of documentary evidence	orm can be verified in the follow			
Bill of Sale		Appraisal			
Sales Contract		Other	•		
	t				
If the conveyance do of this form is not re	•	on contains all of the required	information referenced above, the filing		
		INSTRUCTIONS			
Grantor's name and maddress.	ailing address - provide the name	of the person or persons convey	ing interest to property and their current mailing		
Grantee's name and ma	iling address - provide the name of	the person or persons to whom inte	erest to property is being conveyed.		
Property address - the was conveyed.	physical address of the property be	ing conveyed, if available. Date o	f Sale - the date on which interest to the property		
Total purchase price - for record.	the total amount paid for the purcha	se of the property, both real and p	ersonal, being conveyed by the instrument offered		
r e e e e e e e e e e e e e e e e e e e	operty is not being sold, the true va		ersonal, being conveyed by the instrument offered sessor's current market value.		
property as determined		e responsibility of valuing property for	or property tax purposes will be used and the taxpayer		
	y knowledge and belief that the inform his form may result in the imposition		rue and accurate. I further understand that any false Alabama 1975 § 40-22-1 (h).		
		GRANTOR: AL ALABASTE	ER MONTEVALLO, LLC		
N. L.		By: L. / E. Name: V	V. Neil Wilson		
DATE: May		Title: Ma			
Unattested	G - C				
	(verified by)				