

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that EZELL, LLC (also known as EZELL, L.L.C.), a Nevada limited liability company* (the "Grantor"), whose address is 103 Lanier Avenue, Mobile, Alabama 36607, for and in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$175,000.00) in hand paid by MOORE OIL CO., INC., an Alabama corporation (the "Grantee"), whose address is P.O. Box 9717, Birmingham, Alabama, 35215, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has granted, bargained, sold, distributed and conveyed, and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, the real property (the "Property") located in the County of Shelby, State of Alabama, to-wit:

The South 99.03 feet of Lot 10, Block A, of Nickerson's Addition to Alabaster, as recorded in Map Book 3, Page 61, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Beginning at the Southwest corner of said Lot 10; thence, running North 3 degrees 56 minutes West along the West line of said lot for 99.03 feet; thence 91 degrees 41 minutes right (recorded 92 degrees 0 minutes) and running North 87 degrees 45 minutes East and parallel with the South line of said lot for 145.0 feet to a point on the East line of said Lot 10; thence 88 degrees 19 minutes right (recorded 88 degrees 0 minutes) and running South 3 degrees 56 minutes East along the East line of said Lot 10 for 99.03 feet to the Southeast corner of said Lot 10; thence 91 degrees 42 minutes right (recorded 92 degrees 0 minutes) and running South 87 degrees 45 minutes West along the South line of said Lot 10 for 145.0 feet to the point of beginning. Situated in the Town of Alabaster, Shelby County, Alabama.

Address of Property: 1104 First Street South, Alabaster, Alabama 35007.

SUBJECT TO:

1. Ad valorem taxes which are not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 130, Page 140; Deed Book 134, Page 34; Deed Book 168, Page 142, and Deed Book 180, Page 32.
3. Right of Way granted to the Town of Alabaster as recorded in Deed Book 234, Page 823.
4. Less and except any part of the Land lying within the right of way of a public road.

* EZELL, LLC (also known as EZELL, L.L.C.), a Nevada limited liability company is the successor by merger with E.E.E., L.L.C., a Nevada limited liability company (as to a 4.131% interest); J.C. EZELL, L.L.C., a Nevada limited liability company (as to a 4.131% interest); and W. C. EZELL, L.L.C., a Nevada limited liability company (as to a 4.131% interest).

All recording references are to the Office of the Judge of Probate of Shelby County,
Alabama.

TOGETHER with all and singular the rights, privileges, members and appurtenances
thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its
duly authorized representative on this the 12 day of September, 2017.

EZELL, LLC (also known as EZELL, L.L.C.), a
Nevada limited liability company

By: Ezell Holdings, LLC, an Alabama limited
liability company

As its: Sole Member

By: Elissa E. Watkins
ELISSA E. WATKINS

As its: Manager

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned Notary Public in and for said County in said State, hereby certify that
ELISSA E. WATKINS, whose name as Manager of Ezell Holdings, LLC, as the sole member of
EZELL, LLC (also known as EZELL, L.L.C.), a Nevada limited liability company, is signed to
the foregoing instrument, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the instrument, she, as such Manager of Ezell Holdings, LLC, as the
sole member of Ezell, LLC (also known as EZELL, L.L.C.), and with full authority, executed the
same voluntarily for and as the act of said company.

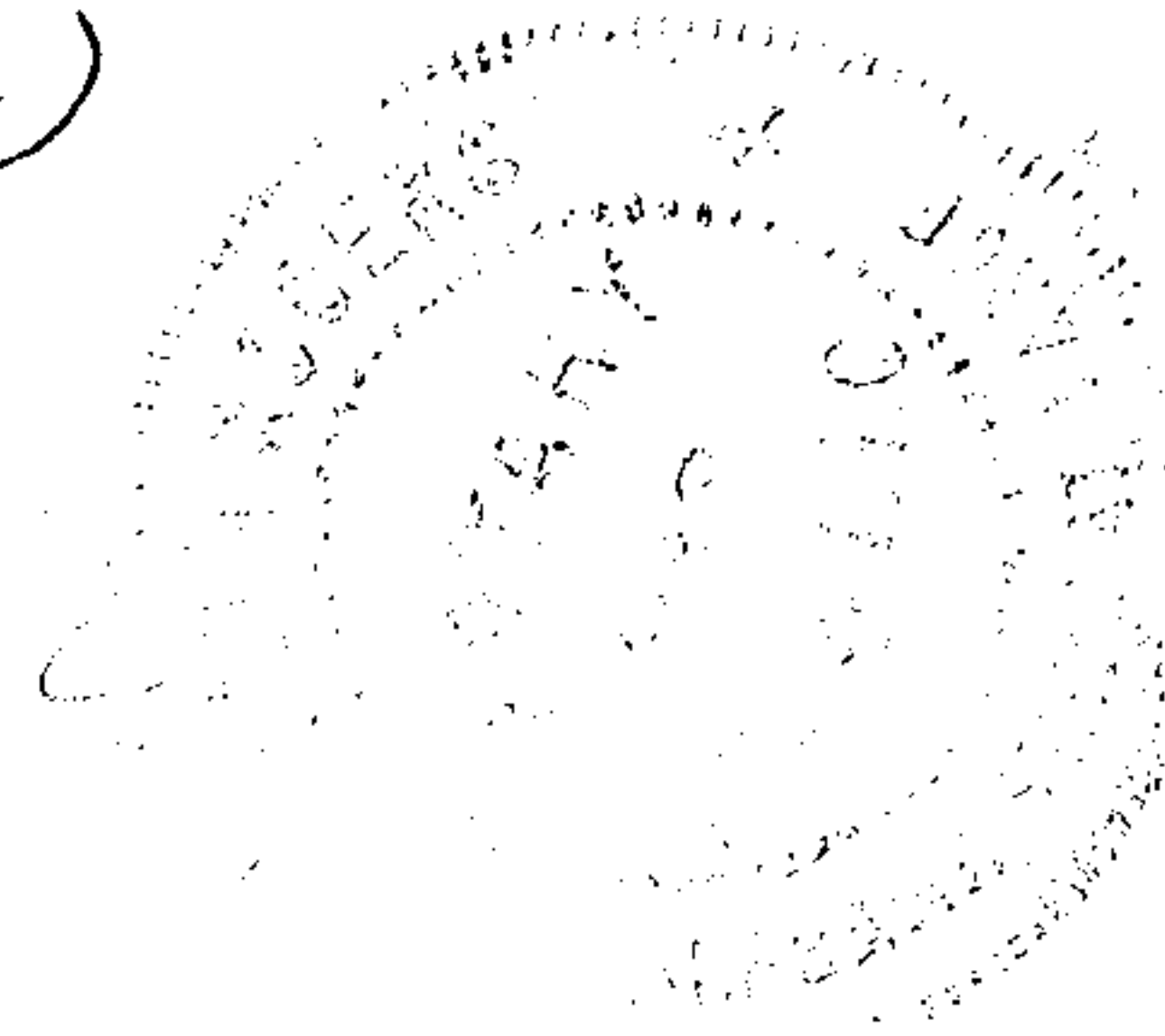
Given under my hand and Notarial Seal this the 12 day of September, 2017.

Beta Rogers
Notary Public

[AFFIX NOTARIAL SEAL]

My commission expires: 4/13/2019

This instrument prepared by:
James F. Watkins
Maynard Cooper & Gale PC
11 North Water Street, Suite 24290
Mobile, Alabama 36602



Real Estate Sales Validation Form

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

Grantor's Name Ezell, LLC
 Mailing Address 103 Lenier Ave
Mobile AL
36607

Grantee's Name Moore Oil Co, Inc.
 Mailing Address PO Box 9717
Birmingham AL 35215

Property Address 1104 1st St S
Alabaster, AL 35007

Date of Sale 9/13/17
 Total Purchase Price \$ 175,000.00

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
☐ Closing Statement

☒ Appraisal
☒ Other Deed

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 _____

Print Elissa E. Watkins

Unattested _____

Sign Elissa E. Watkins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/14/2017 10:29:01 AM
 \$196.00 CHERRY
 20170914000334610

[Signature]