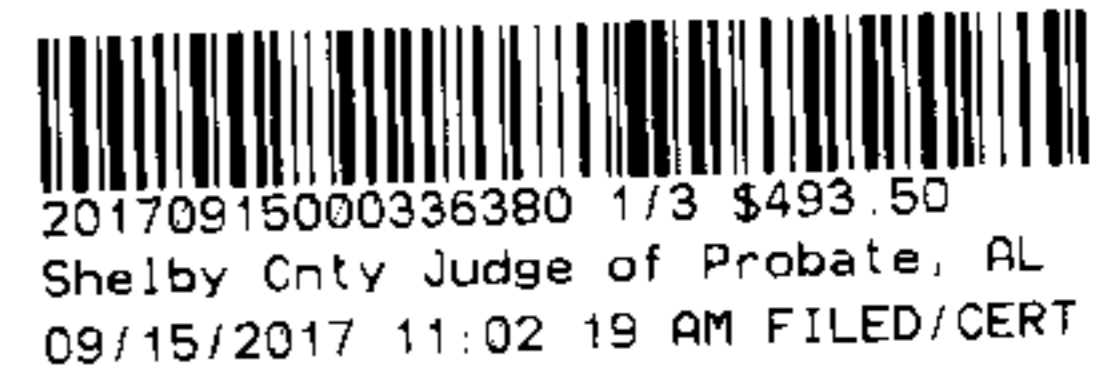


Send Tax Notice To: Ballantrae Development Company, LLC
2101 – 4th Avenue South
Suite 200
Birmingham, AL 35233

This instrument was prepared by:
John Amari
Attorney at Law
2101 – 4th Avenue South, Ste. 200
Birmingham, Alabama 35233



STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Four Hundred Seventy-Two Thousand Five Hundred (\$472,500.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **J. Steven Mobley**, a married man (herein referred to as Grantor), does grant, bargain, sell and convey unto **Ballantrae Development Company, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description

Subject to:

1. General and special taxes or assessments for 2017 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

NOTE: The real property conveyed herein does not constitute any portion of the homestead of the Grantor or his spouse.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 9th day of September, 2017.


J STEVEN MOBLEY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Steven Mobley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

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

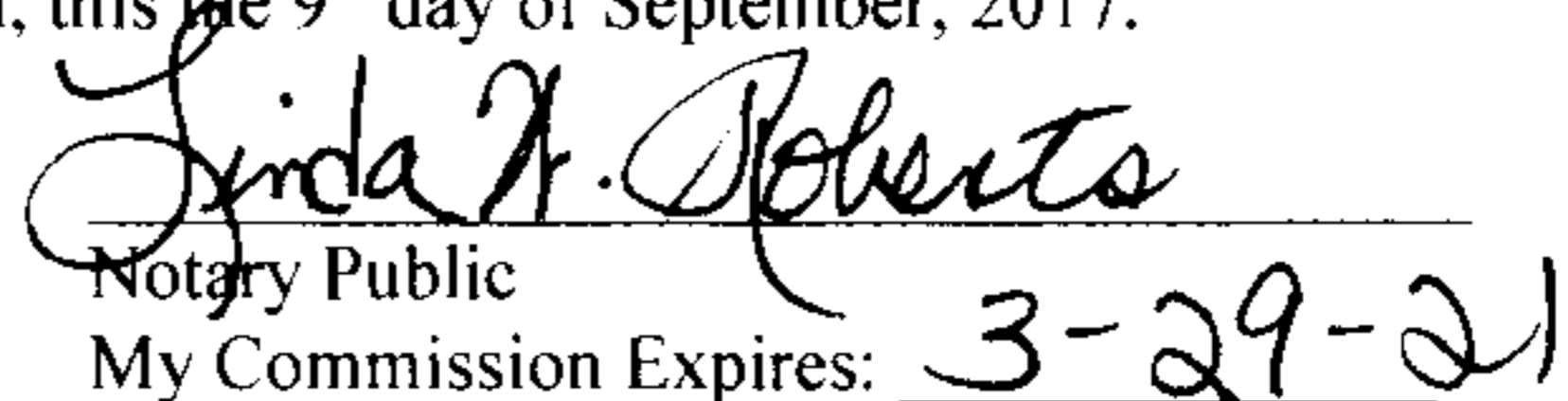

Notary Public
My Commission Expires: 3-29-21

EXHIBIT "A"

A parcel of land situated in the Southeast 1/4 of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast Corner of Section 27, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 00°33'08" W along the East line of said 1/4-1/4 section a distance of 221.29' to the Point of Beginning; thence continue N 00°33'08" W along said East line a distance of 394.78'; thence N 00°33'08" W a distance of 394.78'; thence S 89°26'52" W a distance of 175.00' to the point of a non tangent curve to the left having a radius of 280.00', a central angle of 4°58'47", and subtended by a chord which bears N 02°21'22" W, a chord distance of 24.33', thence along said curve an arc distance of 24.34'; thence S 85°12'33" W a distance of 60.00'; thence S 89°26'52" W a distance of 131.17'; thence N 76°37'48" W a distance of 101.93'; thence N 76°36'47" W a distance of 582.50'; thence S 13°21'20" W a distance of 195.34'; thence N 76°38'40" W a distance of 64.98'; thence S 11°51'51" W a distance of 74.49'; thence S 00°53'08" W a distance of 88.56'; thence S 89°06'52" E a distance of 20.00'; thence S 76°50'54" E a distance of 455.75'; thence S 79°31'18" E a distance of 470.77'; thence S 79°31'32" E a distance of 238.89' to the Point of Beginning.

Containing 9.1 acres, more or less.



20170915000336380 2/3 \$493.50
Shelby Cnty Judge of Probate, AL
09/15/2017 11:02:19 AM FILED/CERT

Shelby County, AL 09/15/2017
State of Alabama
Deed Tax: \$472.50

Real Estate Sales Validation Form

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

Grantor's Name J. STEVEN MUBLEY
Mailing Address 2201 4th Ave So
Suite 200
Birmingham AL 35233

Grantee's Name BRIGHTME DEVELOPMENT
Mailing Address Company LLC
2201 4th Ave South
Suite 200
Birmingham AL 35233

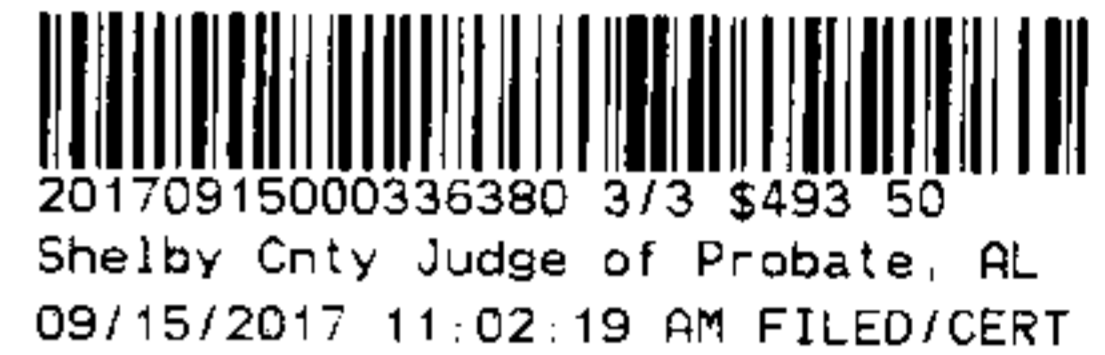
Property Address ATTACHED
LEGAL
DESCRIPTION

Date of Sale 9/9/17
Total Purchase Price \$ ~~100,000.00~~
or 472,500.00
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



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 9/15/17

Unattested

(verified by)

Print Robert C Sincin

Sign Robert C Sincin

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1