

20180403000109690 1/4 \$1424.00
Shelby Cnty Judge of Probate, AL
04/03/2018 10:51:01 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

§

§

PATE MONTGOMERY, LLC, an Alabama limited liability company ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto ORANGE DIAMOND, LLC, an Alabama limited liability company ("**Grantee**") the tract or parcel of land in Shelby County, Alabama, described in Exhibit A, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

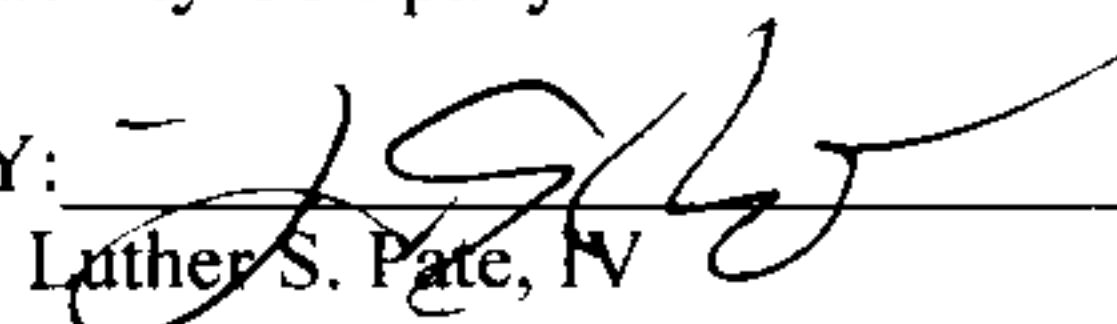
Grantee's address is: 1200 Corporate Drive, Suite G-50, Birmingham, Alabama 35242.

IN WITNESS WHEREOF, the said Pate Montgomery, LLC, an Alabama Limited Liability Company, by its Manager, Luther S. Pate, IV, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of March, 2018.

Shelby County, AL 04/03/2018
State of Alabama
Deed Tax: \$1400.00

Pate Montgomery, LLC, an Alabama Limited Liability Company

BY:


Luther S. Pate, IV
Manager

STATE OF Alabama

COUNTY OF Tuscaloosa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Luther S. Pate, IV, whose name as Manager of Pate Montgomery, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me,

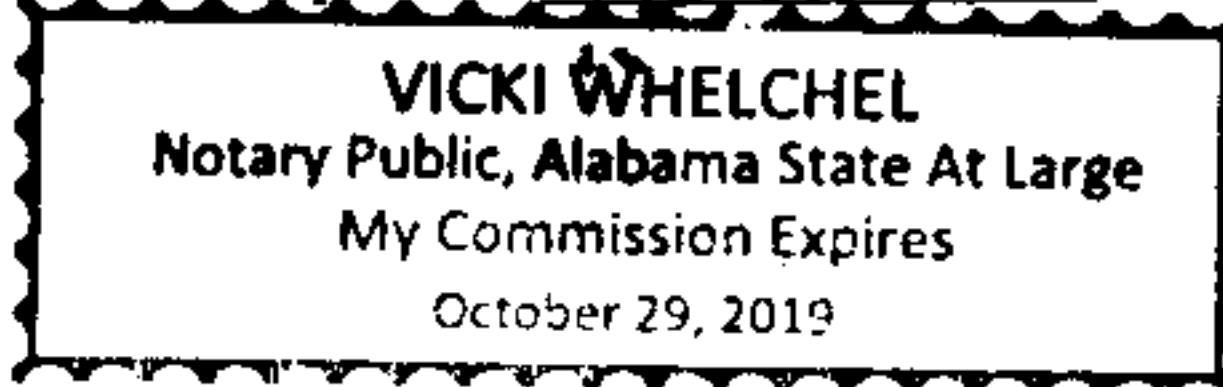
acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand and official seal, this the 27th day of March, 2018.

Vicki Wheelchel
Notary Public

My Commission Expires: 10/29/19

(SEAL)



Grantor's Name Pate Montgomery, LLC
Mailing Address: P. O. Box 20828
Tuscaloosa, AL 35402

Grantee's Name Orange Diamond, LLC,
Mailing Address: 1200 Corporate Drive, Ste G-50
Birmingham, AL 35242

Property Address 147 Resource Parkway
Birmingham, AL 35242

Date of Sale 03/ 30 /18
Total Purchase
Price \$1,400,000.00

The purchase price or actual value claimed herein can be verified in the sales agreement

Prepared by:
George E. (Bo) Sanford, II, Esq.
Gentry, Tipton & McLemore, P.C.
900 South Gay Street
Riverview Tower, Suite 2300
Knoxville, Tennessee 37902


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EXHIBIT A

PARCEL I:

Lot 2B, according to the Map and Survey of Resource Center as recorded in Map Book 24, Page 118, in Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II:

A non-exclusive, perpetual easement for the benefit of Parcel 1 for signage purpose as created by that certain Easement Agreement recorded in Instrument # 1999-13441 and amended by that certain Scrivener's Affidavit dated August 31, 2004, and recorded in instrument # 20040914000511630 over, under and across the property described therein.

Together with the terms and conditions of that certain Assignment of Easement as recorded in Instrument #20040914000511640 and that certain Assignment of Easement Rights as recorded in Instrument # 20040914000511660 and that certain Assignment of Easement Agreements as recorded in Instrument # 2018 0403000109690

Lying and being situated in Shelby County, Alabama.


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EXHIBIT B

1. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 109, at Page 290 in the Probate Office of Shelby County, Alabama.
2. Easement to Alabama Power Company as recorded in Deed Book 205, at Page 667 in the Probate Office of Shelby County, Alabama.
3. Covenants, restrictions and rights of other parties in and to the use of the Detention Pond Easement, as recorded in Instrument #1998-44671, in the Probate Office of Shelby County, Alabama.
4. Easement Agreement as recorded in Instrument #1999-13441 and amended by that certain Scrivener's Affidavit dated August 31, 2004 and recorded in Instrument #20040914000511630 together with the terms and conditions of that certain Assignment of Easement as recorded in Instrument #20040914000511640 and that certain Assignment of Easement Rights as recorded in Instrument #20040914000511660, in the Probate Office of Shelby County, Alabama.
5. Assignment of Rights to Use Easement as recorded in Instrument #20040914000511650, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted Alabama Power Company as recorded in Instrument #20070803000361630 in the Probate Office of Shelby County, Alabama.


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