

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

NRT – Shelby Investment Holdings, LLC
2401 Pinson Highway; Attn: Michael D. Thompson
Birmingham, AL 35217

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this April 12, 2018, That for and in consideration of **FOUR MILLION FOUR HUNDRED FORTY FOUR THOUSAND AND NO/100 (\$4,444,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JAMES CUNNINGHAM, AS DESIGNATED MANAGER OF CUNNINGHAM FAMILY, LLC, SAID CUNNINGHAM FAMILY, LLC AS GENERAL PARTNER AND MANAGER OF CUNNINGHAM FAMILY, L.P.** **an Alabama limited partnership**, (herein referred to as “Grantor”), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **NRT – SHELBY INVESTMENT HOLDINGS, LLC**, (herein referred to as “Grantee”), Grantee’s heirs and assigns, any and all of the respective Grantor’s interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

See Legal Description Attached Hereto as Exhibit A

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.
7. Less and except any portion of the above described property lying west of the east right of way line of Shelby Co. Hwy. #55.
8. Right of Way to Alabama Power Company from J.E. Goodwin and Lillian Goodwin as shown by instrument(s) dated 1-17-1940 and recorded in Deed Book 108, Page 86.
9. Right of Way granted to Shelby County, Alabama for County Highway No. 55 as recorded in Deed Book 135, Page 153 and in Deed Book 141, Page 587.
10. Agreement by and between Hall W. Thompson and Lucille R. Thompson and Alabama Power Company as recorded in Deed Book 286, Page 609.
11. The right of ingress and egress to each individual parcel is not insured unless combined as a whole.

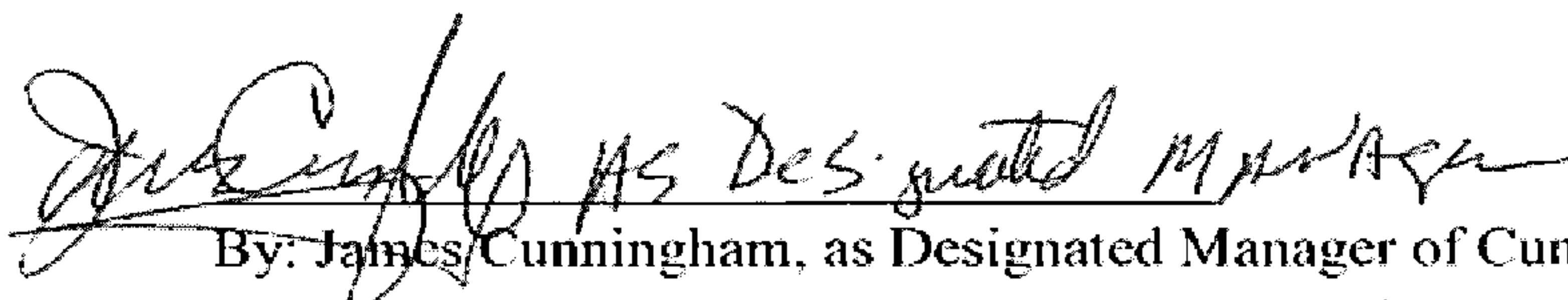
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 12, 2018.

GRANTOR:

Cunningham Family, L.P.

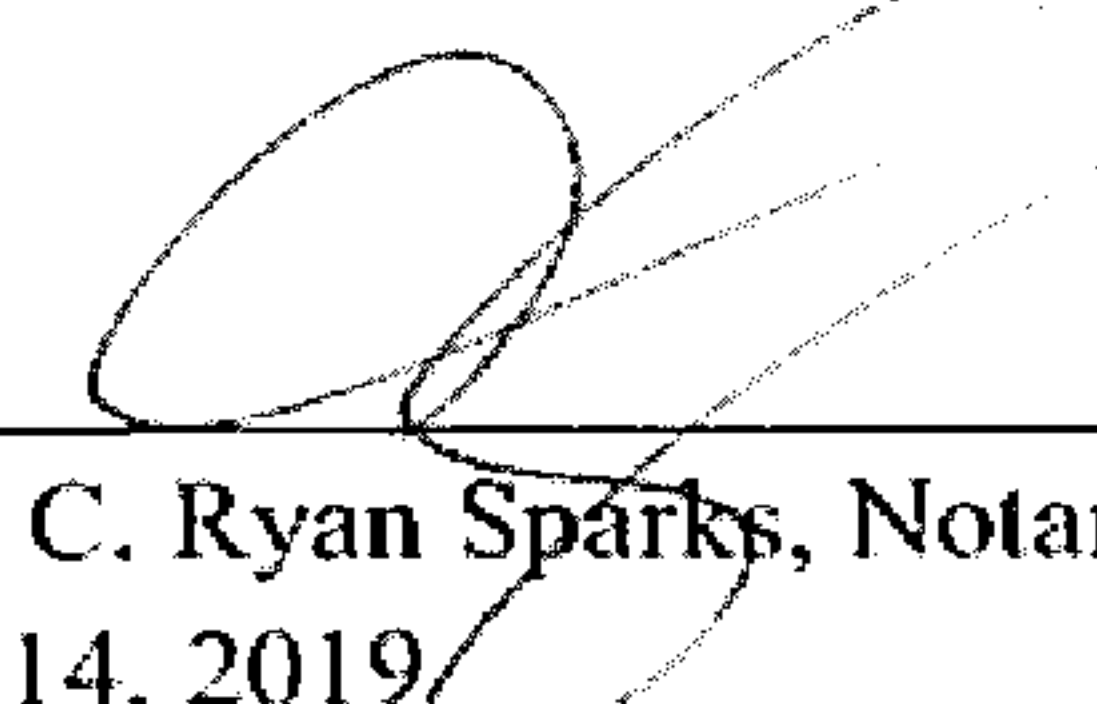


By: James Cunningham, as Designated Manager of Cunningham Family, LLC, said Cunningham Family, LLC as General Partner and Manager of Cunningham Family, L.P.

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James Cunningham, as Designated Manager of Cunningham Family, LLC, said Cunningham Family, LLC as General Partner and Manager of Cunningham Family, L.P. whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James Cunningham, as Designated Manager of Cunningham Family, LLC, said Cunningham Family, LLC as General Partner and Manager of Cunningham Family, L.P. executed the same voluntarily with full authority for said Cunningham Family, L.P., on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 12, 2018.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



EXHIBIT A

Commence at an axle in place being the Northeast corner of Section 31, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 08' 57" West along the East boundary of the Northeast one-fourth of the Northeast one-fourth of said section for a distance of 1267.85 feet to a ½" rebar in place; thence proceed South 00° 09' 19" East along a white painted line and along the East boundary of said section for a distance of 3938.75 feet to a ½" rebar in place being the Southeast corner of said Section 31; thence proceed South 88° 02' 53" West along the South boundary of said section for a distance of 5194.80 feet to a ½" pipe in place being the Southwest corner of said Section 31; thence proceed North 01° 06' 34" West along the West boundary of the Southwest one-fourth of the Southwest one-fourth for a distance of 850.52 feet to a 1" bolt in place; thence proceed North 00° 51' 33" West along the West boundary of the Southwest one-fourth of the Southwest one-fourth for a distance of 471.78 feet to a 1" pipe in place, said point being the Southwest corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed North 00° 23' 02" West along the West boundary of said Northwest one-fourth of the Southwest one-fourth for a distance of 1317.76 feet to a 1" pipe in place being the Northwest corner of said Northwest one-fourth of the Southwest one-fourth of Section 31 and also being the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 89° 58' 57" West along the South boundary of said Southeast one-fourth of the Northeast one-fourth of Section 36 for a distance of 434.59 feet to a 1" capped pipe in place; thence proceed North 89° 58' 30" West along the South boundary of said Southeast one-fourth of the Northeast one-fourth of Section 36 for a distance of 887.12 feet to a 1½" pipe in place being located on the Easterly right-of-way of Shelby County Highway No. 55 and also being located on the curvature of a concave curve left having a radius of 1292.86 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right-of-way of said highway for a chord bearing and distance of North 39° 06' 50" East, 598.20 feet to the P. T. of said curve; thence proceed North 25° 27' 46" East along the Easterly right-of-way of said highway for a distance of 792.07 feet to the P. C. of a concave curve left having a radius of 2873.63 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right-of-way of said highway for a chord bearing and distance of North 23° 31' 24" East, 194.50 feet to a ½" rebar in place; thence proceed North 89° 36' 45" East along the South boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 36 for a distance of 557.52 feet to a 1" pipe in place being the Southeast corner of said quarter-quarter Section and also being the Southwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 31, Township 18 South, Range 2 East; thence proceed North 01° 24' 41" East along the West boundary of said Northwest one-fourth of the Northwest one-fourth of Section 31 for a distance of 486.21 feet to a ½" rebar in place; thence proceed North 01° 25' 51" East along the West boundary of said Northwest one-fourth of the Northwest one-fourth of Section 31 for a distance of 594.88 feet to a ½" rebar in place; thence proceed North 86° 19' 03" West for a distance of 153.49 feet to a ½" rebar in place being located on the Easterly right-of-way of said Shelby County Highway No. 55; thence proceed North 16°

39' 08" East along the Easterly right-of-way of said highway for a distance of 207.35 feet to a ½" rebar in place, said point being located on the North boundary of Section 36, Township 18 South, Range 1 East; thence proceed North 89° 10' 42" East along the North boundary of said Section 36 for a distance of 99.01 feet to the Northeast corner of said Section 36 which is also the Northwest corner of Section 31, Township 18 South, Range 2 East; thence proceed North 89° 29' 25" East along the North boundary of the Northwest one-fourth of said Section 31 for a distance of 2560.30 feet to a pine knot in place; thence proceed North 88° 21' 59" East along the North boundary of the Northeast one-fourth for a distance of 1711.69 feet to a 1" pipe in place; thence proceed North 88° 43' 52" East along the North boundary of the Northeast one-fourth of the Northeast one-fourth for a distance of 882.39 feet to the point of beginning,

The above described land being all of Section 31, Township 18 South, Range 2 East and also being located in the East one-half of the Northeast one-fourth of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama and contains 652.86 acres.

Real Estate Sales Validation Form

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

Grantor's Name Cunningham Family, L.P.
 Mailing Address _____
2441 Vestavia Drive
Birmingham, AL 35216

Grantee's Name NRT - Shelby Investment Holdings, LLC
 Mailing Address _____
2401 Pinson Highway - Attn: Michael D. Thompson
Birmingham, AL 35217

Property Address 05-9-31-0-000-001.000
04-7-36-0-000-006.000
04-7-36-0-000-007.001
04-7-36-0-000-001.006

Date of Sale 4/12/18
 Total Purchase Price \$ 4,444,000.00
 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

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 4/12/18

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/16/2018 12:36:12 PM
 S4471.00 CHERRY
 20180416000126420

[Signature]

Form RT-1