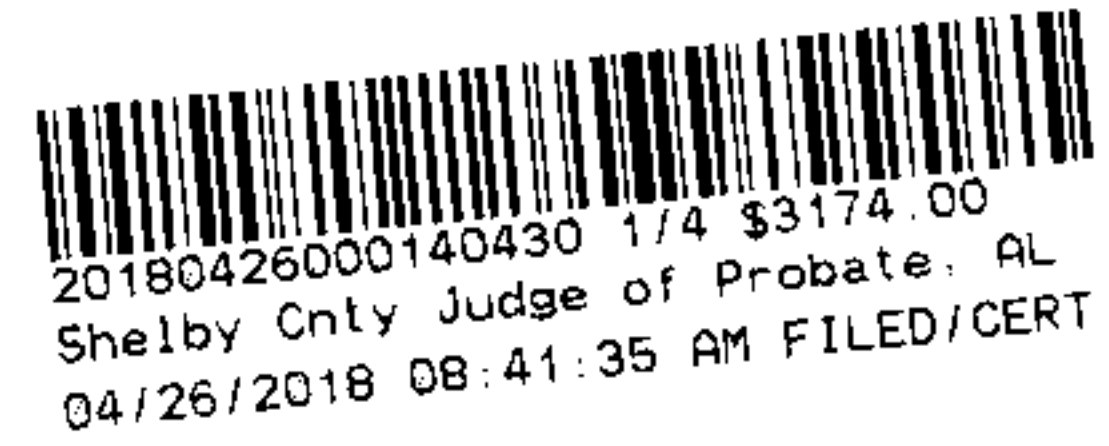


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Million, One Hundred, Fifty Thousand and no/100's Dollars (\$3,150,000.00)** and other good and valuable consideration to the undersigned

**Round Too Investments, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Clayton Properties Group, Inc.**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a 1/2" rebar at the NE corner of the SW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 89°57'26" W a distance of 990.34 feet to a 5/8" rebar at the POINT OF BEGINNING; thence N 89°58'22" W a distance of 334.11 feet to a 1/2" rebar at the NW corner of said 1/4-1/4 section; thence N 01°11'00" E a distance of 357.42 feet to a 1/2" rebar on the southeast right-of-way of Shelby County Highway 11; thence S 35°34'28" W along said right-of-way a distance of 583.39 feet to a 5/8" rebar at the northern most corner of Lot 1 of Alabama Forest Products Inc. Survey as recorded in Map Book 17 Page 105 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 00°02'55" W leaving said right-of-way along the east line of said Lot 1 a distance of 507.44 feet to a 1/2" at the NE corner of Lot 1A of Mcrees Subdivision Resurvey as recorded in Map Book 42 Page 107 in said County; thence S 00°43'43" W along the east line said Lot 1A a distance of 666.75 feet to a 1/2" rebar capped CARR at the SE corner of said Lot 1A and on the north line of NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of said Section 30; thence N 89°46'52" E along said 1/4-1/4 section lines a distance of 1173.36 feet to a 1/2" open pipe on the northwest right-of-way of CSX Railroad; thence N 44°22'00" E along said right-of-way a distance of 702.65 feet to a 1/2" rebar capped CARR; thence N 44°19'45" E along said right-of-way a distance of 773.38 feet to a 1/2" rebar capped EDG; thence N 45°40'47" W leaving said right-of-way a distance of 539.49 feet to a 1/2" capped EDG; thence N 20°05'16" E a distance of 854.29 feet to a 1/2" rebar capped JAM; thence S 89°54'22" W a distance of 140.13 feet to a rebar capped JAM; thence N 07°34'01" E a distance of 59.66 feet to a 1/2" rebar capped EDG at the SE corner of Lot 186 of Weatherly Sector 2 Phase 1 as recorded in Map Book 14 Page 12 in said county; thence S 89°58'38" W along the south line of said Lot 186, a distance of 313.96 feet to a 1/2" rebar at the SW corner of said Lot 186; thence S 89°31'08" W a distance of 45.25

feet to a 1/2" rebar; thence S 00°38'49" E a distance of 83.90 feet to a 5/8" rebar; thence S 70°51'39" W a distance of 115.22 feet to a rebar capped EDG at a point of curve to the right having a central angle of 56°11'03" and a radius of 251.02 feet, said curve subtended by a chord bearing N 81°02'50" W and a chord distance of 236.41 feet; thence along the arc of said curve a distance of 246.15 feet to a rebar capped EDG; thence N 52°57'18" W a distance of 422.85 feet to a Magnail on the southeast right-of-way of Shelby County Highway 11; thence S 37°06'28" W along said right-of-way a distance of 60.09 feet to a 1/2" rebar; thence S 52°57'18" E leaving said right-of-way a distance of 473.81 feet to a 5/8" rebar; thence S 35°50'41" W a distance of 1039.99 feet to the POINT OF BEGINNING.

**LESS AND EXCEPT:**


BEGIN at a 1/2" rebar at the NE corner of the SW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 00°03'04" W along the east line of said 1/4-1/4 section a distance of 783.61 feet to the northwest right-of-way of CSX Railroad; thence N 44°19'45" E along said right-of-way a distance of 773.38 feet to a 1/2" rebar capped EDG; thence N 45°40'47" W leaving said right-of-way a distance of 539.49 feet to a 1/2" capped EDG; thence S 20°05'16" W a distance of 155.69 feet to a 1/2" rebar; thence S 89°49'09" W a distance of 100.27 feet to the POINT OF BEGINNING.

**SUBJECT TO:**

- Easements, or claims of easements, not shown by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the above described property that would be disclosed by an accurate and complete land survey of the land.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
- Less and except any part of subject property lying within any road right-of-way.
- Less and except any part of subject property lying within any railroad right-of-way.
- Restrictions appearing of record In Inst. No. 2009-9868.
- Easement recorded in Inst. No. 2006-20237

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

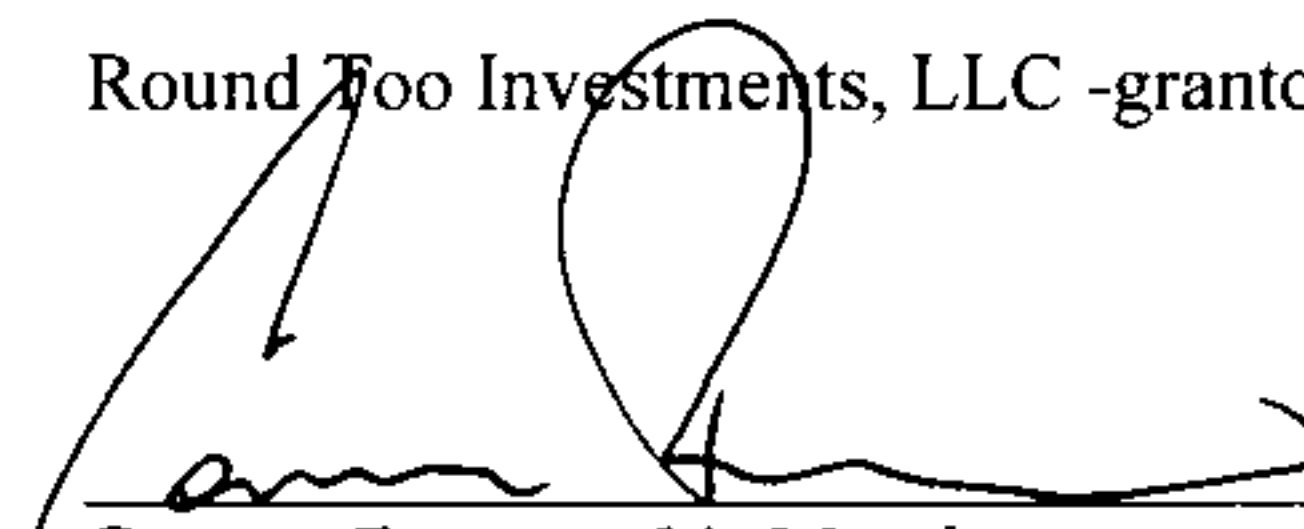
And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

  
20180426000140430 2/4 \$3174.00  
Shelby Cnty Judge of Probate, AL  
04/26/2018 08:41:35 AM FILED/CERT

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set his signature and seal this the 6th day of April, 2018.

ATTEST:

Round Too Investments, LLC -grantor

  
Connor Farmer - It's Member

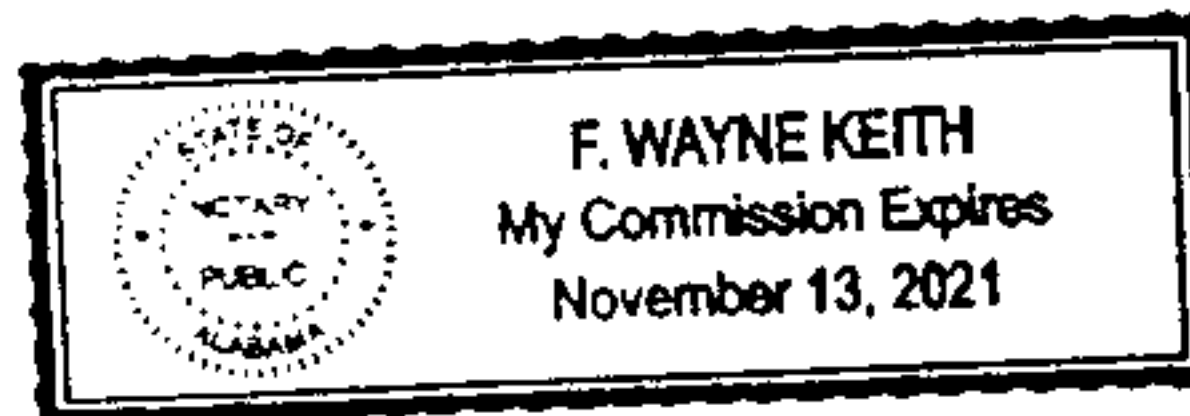
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Round Too Investments, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this the 6th day of April, 2018.

  
Notary Public

SEND TAX NOTICE TO:  
Clayton Properties Group, Inc.  
3112 Blue Lake Drive #100  
Birmingham, Alabama 35244



20180426000140430 3/4 \$3174.00  
Shelby Cnty Judge of Probate: AL  
04/26/2018 08:41:35 AM FILED/CERT

### Real Estate Sales Validation Form

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

Grantor's Name: Round Too Investments, LLC

Mailing Address: 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name: Clayton Properties Group, Inc.

Mailing Address: 3112 Blue Lake Drive, Ste 100  
Birmingham, AL 35243

Property Address: Acreage on Highway 11  
Pelham, AL 35124

Date of Transfer: April 6, 2018

Total Purchase Price: \$ 3,150,000.00

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.

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: April 6, 2018

Sign

  
F. Wayne Keith - Attorney

  
20180426000140430 4/4 \$3174.00  
Shelby Cnty Judge of Probate, AL  
04/26/2018 08:41:35 AM FILED/CERT