



20180517000169870 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
05/17/2018 10:14:56 AM FILED/CERT

This Instrument Prepared By:

Thomas C. Clark, III
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
AL-RV Parks, LLC
6622 E. Broad Street, Suite A
Douglasville, GA 30134
Attn: George R. Kingston

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **AIG BAKER PELHAM, L.L.C.**, a Delaware limited liability company ("Grantor"), in hand paid by **AL-RV PARKS, LLC**, a Florida limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and

assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
AIG Baker Pelham, L.L.C.	AL-RV Parks, LLC
c/o AIG Global Real Estate Investment Group	6622 E. Broad Street, Suite A
3211 Shannon Rd.; Suite 600	Douglasville, GA 30134
Durham, NC 27707	Attention: George R. Kingston
Attention: James "Buster" Black	

Property Address:	150 County Road 33, Pelham, Alabama
Date of Sale:	May , 2018
Actual Value:	\$826,000.00
The Actual Value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input checked="" type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[Signature(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of
May 14, 2018.

GRANTOR

AIG BAKER PELHAM, L.L.C.,
a Delaware limited liability company

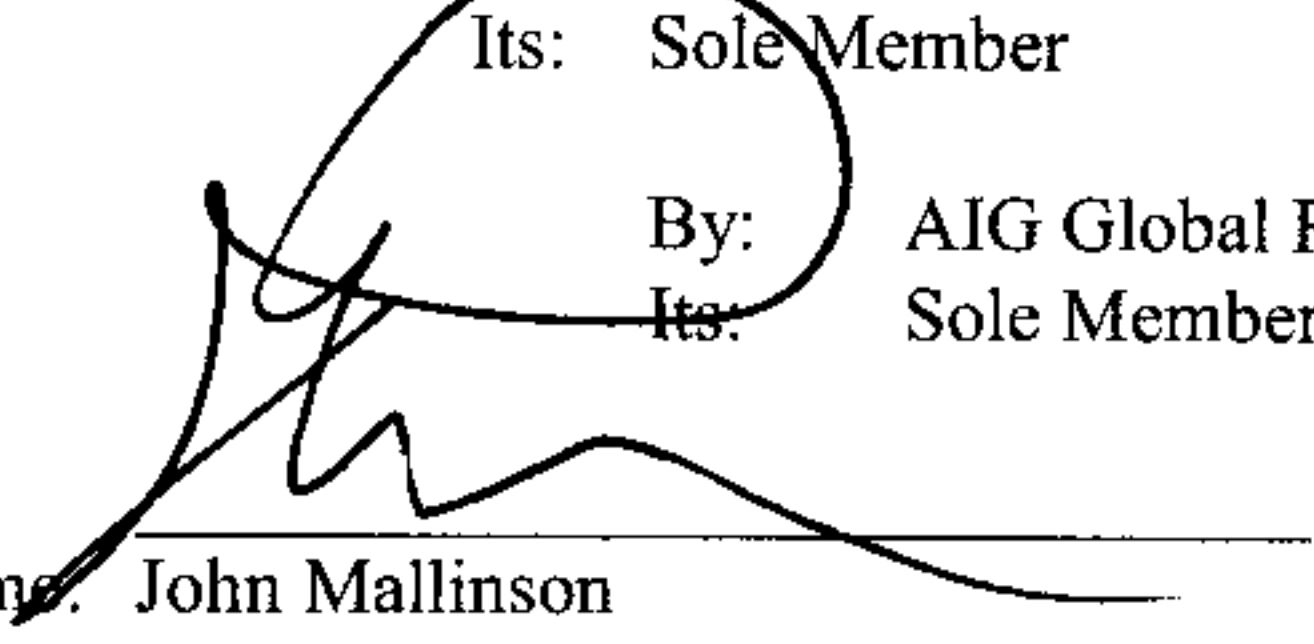
By: AIG A.B. Shopping Center Properties L.L.C., a Delaware limited liability company
Its: Sole Member

By: AIG A.B. Partnership, a Delaware general partnership
Its: Sole Member

By: AIG A.B. LLC, a Delaware limited liability company
Its: General Partner

By: AIGGRE Baker Murray Hill I LLC, a Delaware limited liability company
Its: Sole Member

By: AIG Global Real Estate Investment Corp., a Delaware corporation
Its: Sole Member

By: 
Name: John Mallinson
Its: Vice President

STATE OF New York)
COUNTY OF New York)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Mallinson, whose name as Vice President of AIG Global Real Estate Investment Corp., a Delaware corporation in its capacity as Sole Member of AIGGRE Baker Murray Hill I LLC, a Delaware limited liability company in its capacity as Sole Member of AIG A.B. LLC, a Delaware limited liability company in its capacity as General Partner of AIG A.B. Partnership, a Delaware general partnership in its capacity as Sole Member of AIG A.B. Shopping Center Properties L.L.C., a Delaware limited liability company in its capacity as Sole Member of AIG Baker Pelham, L.L.C., a Delaware 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 said instrument, he/she, as such officer 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 official seal, this 14th day of May, 2018.


Notary Public

AFFIX SEAL

My commission expires: _____

Exhibit B

Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Any loss and/or claim which may result from the fact that a mobile home rests on the subject property and that it is not presently attached to the land or that it might at some time later be severed from the land.
4. Any security interest which may be claimed or perfected under the Uniform Commercial Code.
5. Easement for Traffic Light Facilities as set out in Instrument #20030110000020380, and assignment in Instrument #320030110000020390, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Sanitary Sewer Easement as shown in instruments recorded in Instrument #2001-51592, and Instrument #20030110000020400 in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 224 page 546, Deed Volume 225, Page 608; Deed Volume 127, Page 375, and Deed Volume 161, Page 139 in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to Colonial Pipeline as shown in instruments recorded in Deed Volume 224, Page 373 and Deed Volume 311, Page 982 in the Office of the Judge of Probate of Shelby County, Alabama.
9. Right of Way Deed for Public Road at Instrument 1998 at page 39411 in the Office of the Judge of Probate of Shelby County, Alabama.
10. Sanitary Sewer Easement from Johnny A. Busby to Interstate Restaurant Investors, LLC and Southmark Properties, LLC at Instrument 2001 at page 51592 assigned to the City of Pelham at Instrument 20030110000020400 in the Office of the Judge of Probate of Shelby County, Alabama.

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EXHIBIT A

Description of the Property

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

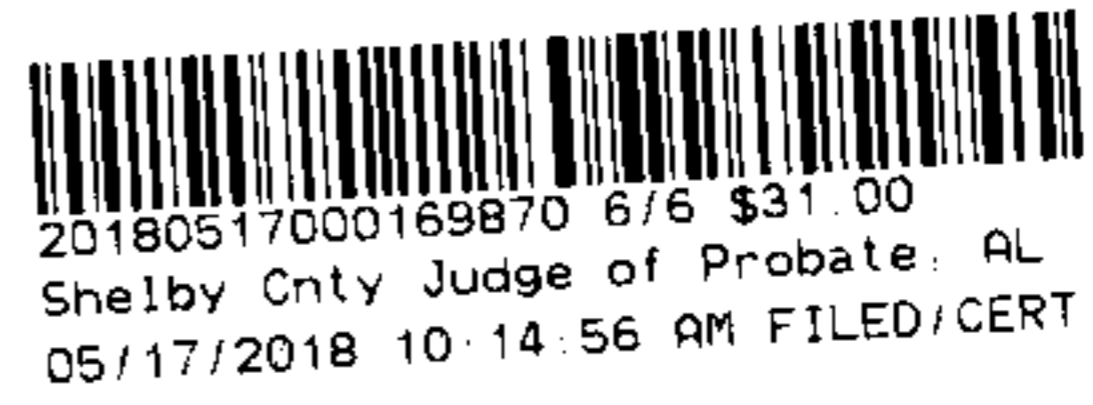
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24, AND RUN SOUTH 87°47'52" EAST ALONG THE NORTH LINE OF SAID SECTION 24 FOR 2,114.99 FEET; THENCE RUN SOUTH 18°11'55" WEST FOR 95.21 FEET; THENCE RUN SOUTH 16°58'00" WEST FOR 307.00 FEET; THENCE RUN SOUTH 12°43'00" WEST FOR 213.60 FEET; THENCE RUN SOUTH 14°34'00" WEST FOR 137.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #33 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 14°33'59" WEST ALONG SAID RIGHT OF WAY LINE FOR 136.43 FEET; THENCE RUN S17°05'00"W ALONG SAID RIGHT OF WAY FOR 13.45 FEET; THENCE RUN SOUTH 16°08'15" WEST ALONG SAID RIGHT OF WAY LINE FOR 362.68 FEET; THENCE RUN SOUTH 72°57'49" EAST ALONG SAID RIGHT OF WAY LINE FOR 23.12 FEET; THENCE RUN SOUTH 17°05'07" WEST ALONG SAID RIGHT OF WAY LINE FOR 335.01 FEET; THENCE RUN SOUTH 72°55'43" EAST FOR 54.96 FEET; THENCE RUN SOUTH 17°01'09" WEST ALONG SAID RIGHT OF WAY LINE FOR 106.45 FEET TO A POINT ON THE EAST BANK OF PEAVINE CREEK; THENCE RUN NORTH 45°17'00" EAST ALONG SAID CREEK FOR 4.08 FEET; THENCE RUN NORTH 71°57'00" EAST ALONG SAID CREEK FOR 56.90 FEET; THENCE RUN NORTH 86°27'00" EAST FOR 45.90 FEET; THENCE RUN SOUTH 59°16'00" EAST FOR 67.30 FEET; THENCE RUN NORTH 66°24'00" EAST FOR 51.50 FEET; THENCE RUN NORTH 63°06'00" EAST FOR 46.90 FEET; THENCE RUN NORTH 07°41'00" EAST FOR 30.40 FEET; THENCE RUN NORTH 27°15'00" WEST FOR 34.50 FEET; THENCE RUN NORTH 87°37'00" EAST FOR 43.50 FEET; THENCE RUN NORTH 52°13'00" EAST FOR 62.10 FEET; THENCE RUN SOUTH 74°23'00" EAST FOR 60.60 FEET; THENCE RUN NORTH 47°57'00" EAST FOR 83.00 FEET; THENCE RUN NORTH 34°56'00" EAST FOR 79.10 FEET; THENCE RUN NORTH 36°34'00" WEST FOR 62.70 FEET; THENCE RUN SOUTH 83°37'00" WEST FOR 64.20 FEET; THENCE RUN NORTH 28°13'00" EAST FOR 120.50 FEET; THENCE RUN NORTH 08°25'00" EAST FOR 82.30 FEET; THENCE RUN SOUTH 50°51'00" EAST FOR 73.80 FEET; THENCE RUN NORTH 14°19'00" EAST FOR 36.70 FEET; THENCE RUN NORTH 42°04'00" EAST FOR 86.60 FEET; THENCE RUN SOUTH 17°54'00" EAST FOR 57.20 FEET; THENCE RUN NORTH 83°11'00" EAST FOR 34.90 FEET; THENCE RUN NORTH 42°21'00" EAST FOR 199.20 FEET; THENCE RUN NORTH 16°36'00" EAST FOR 38.00 FEET; THENCE RUN NORTH 11°41'00" WEST FOR 76.40 FEET TO A POINT ON THE EAST BANK OF SAID PEAVINE CREEK; THENCE RUN NORTH 69°55'30" WEST FOR 613.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING THE SAME AS DESCRIBED IN EXHIBIT A, AS RECORDED IN INSTRUMENT #1998-05258 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT THAT PART OF SAID LAND ACQUIRED BY SHELBY COUNTY FOR PUBLIC ROAD RIGHT OF WAY AS RECORDED IN INSTRUMENT #1998-39411.

A-1

Statutory Warranty Deed
AIG Baker Pelham, L.L.C.

04434125.1



11. Riparian and other rights created by the fact that the subject property fronts on a body of water.
12. Misalignment of fence along Northerly lot line as shown on survey by Jeff D. Arrington dated October 18, 2004.
13. Matters shown on Survey of Arrington Engineering, Jeff D. Arrington, Surveyor, Project No. 67846, dated May, 2018.

18313121.2

AFTER RECORDING RETURN TO:
Mark A. Franco
Copeland, Franco, Screws & Gill, P.A.
444 South Perry Street
Montgomery, AL 36104