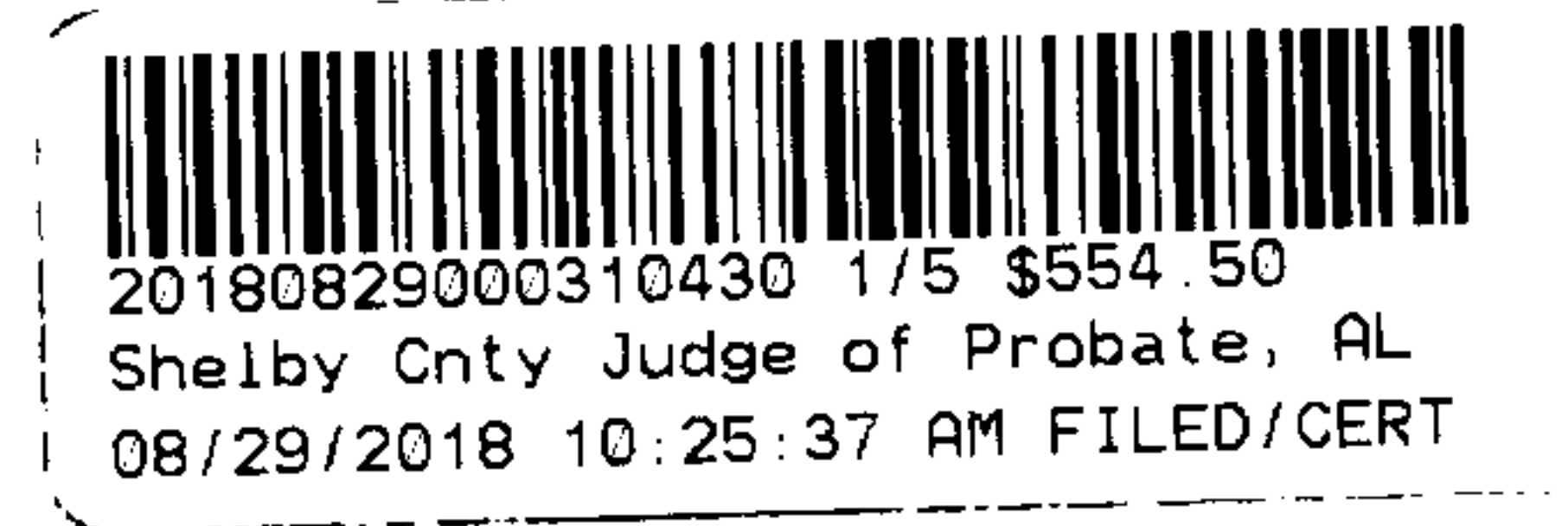


Send tax notice to:
Beavers Properties, LLC
4348 Old Brook Trail
Birmingham, AL 35243

This instrument prepared by:
F.A. Branscomb Beavers, Esq.
Beavers Law Firm, Inc.
4301 Dolly Ridge Road
Vestavia, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)



PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00), in hand paid to **CHARLES A. J. BEAVERS, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GILLIAN BRANSCOMB BEAVERS, DECEASED, JEFFERSON COUNTY PROBATE CASE NO. 209846**, ("Grantor"), whose address is 1819 5th Avenue North, Birmingham, Alabama 35203, by **BEAVERS PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), whose address is 4348 Old Brook Trail, Birmingham, Alabama 35243, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real property (the "Property"), situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of the property which is fully incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD the Property unto Grantees, its successors and assigns forever, subject to the following:

1. 2018 ad valorem taxes, not yet due and payable
2. All mineral and mining rights not owned by Grantor
3. All easements, rights-of-way, restrictions, covenants, and conditions of record
4. Matters which would be disclosed by an accurate survey of the Property
5. Building lines and easements as shown on record map

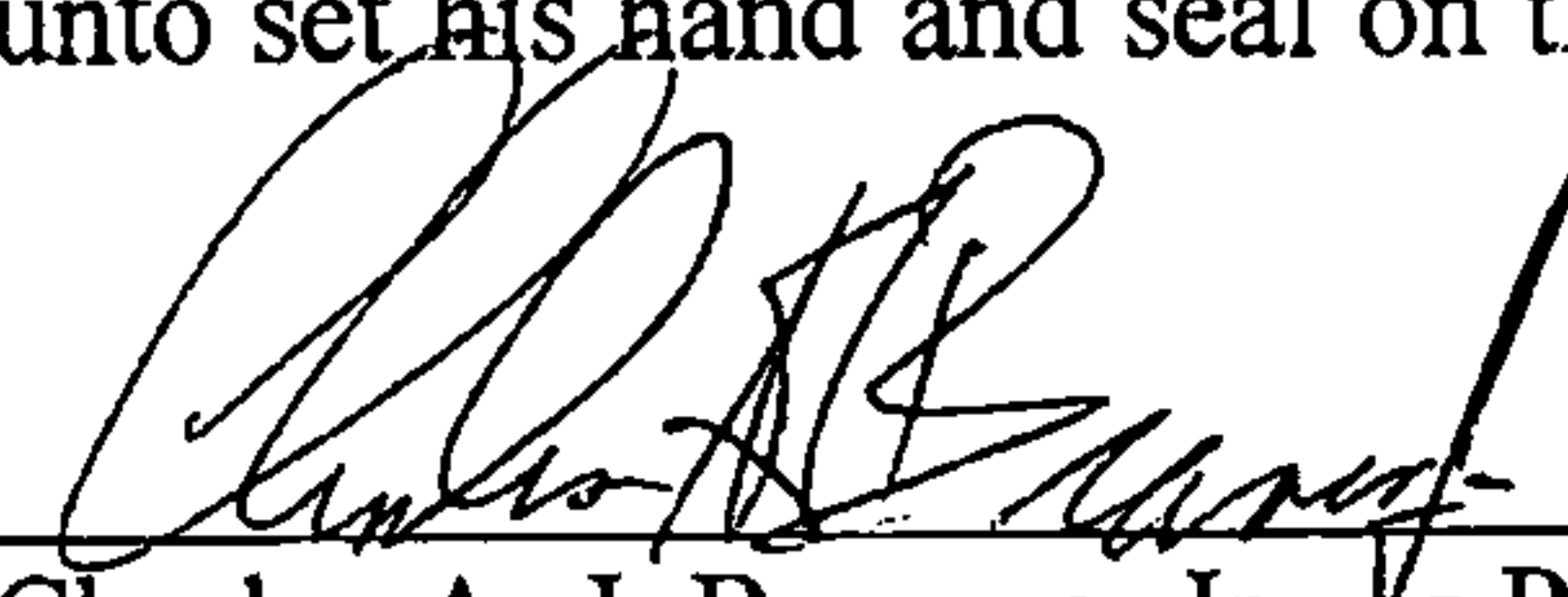
THE UNDERSIGNED EXECUTES THIS CONVEYANCE SOLELY IN THE REPRESENTATIVE CAPACITY SET FORTH HEREIN AND HEREBY EXPRESSLY LIMITS HIS LIABILITY HEREUNDER TO THE ASSETS WHICH HE MAY NOW OR HEREAFTER HOLD IN HIS CAPACITY AS PERSONAL REPRESENTATIVE, AS AFORESAID.

Shelby County, AL 08/29/2018
State of Alabama
Deed Tax: \$527.50

Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

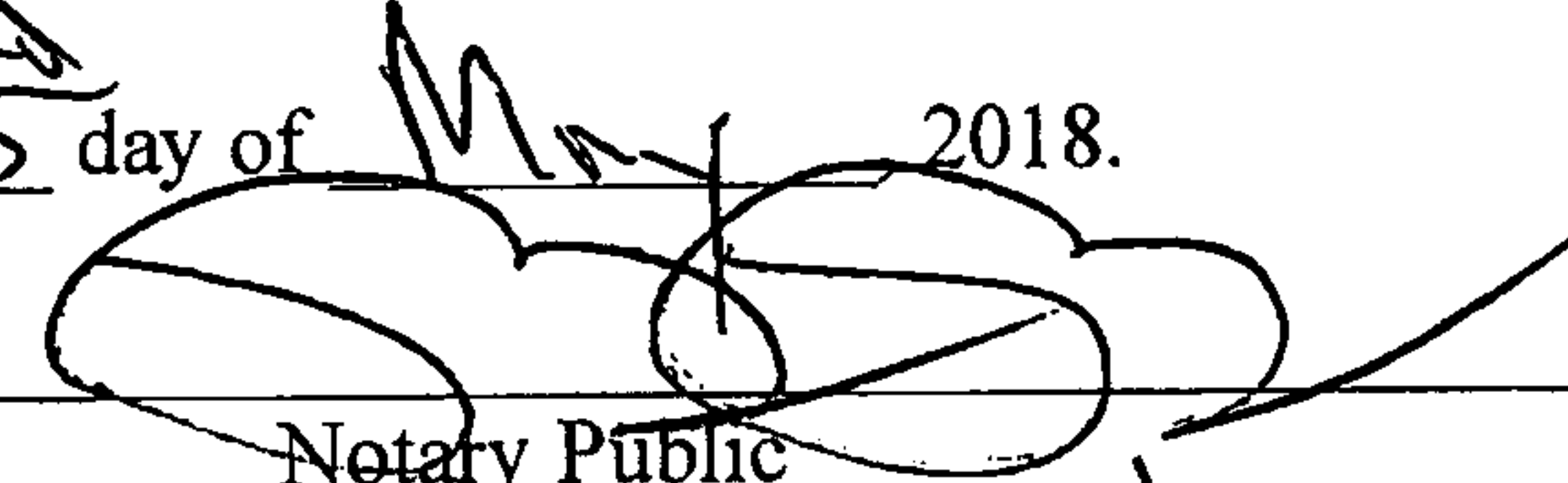
This conveyance is a contribution to Grantee on behalf of the members of Grantee, who are the beneficiaries of the Estate/Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this 23rd day of May, 2018.


Charles A. J. Beavers, Jr., as Personal
Representative of the Estate of Gillian
Branscomb Beavers, Deceased,
Jefferson County Probate Case No. 209846

STATE OF ALABAMA)
SHELBY COUNTY)

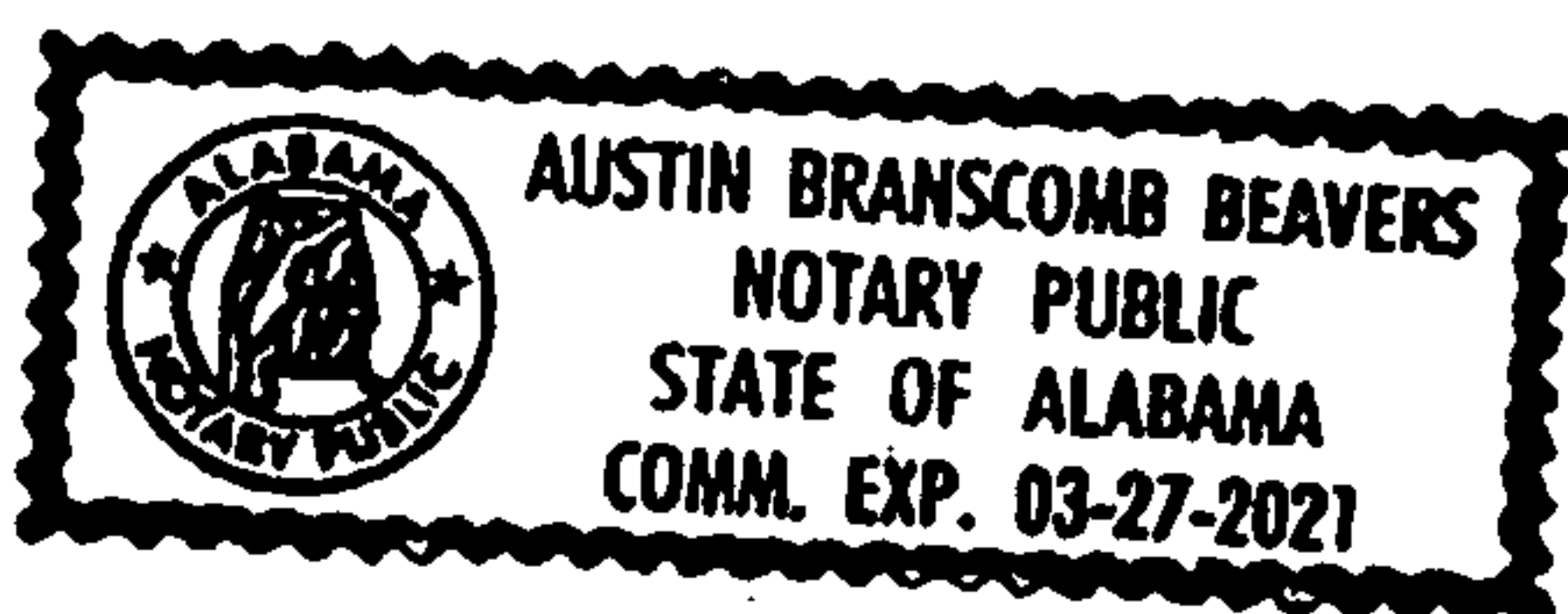
I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles A. J. Beavers, Jr., whose name as Personal Representative of the Estate of Gillian Branscomb Beavers, Deceased, Jefferson County Probate Case No. 209846, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2018.


Notary Public

[NOTARIAL SEAL]

My commission expires: 3/27/2021




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Shelby Cnty Judge of Probate, AL
08/29/2018 10:25:37 AM FILED/CERT

EXHIBIT A

ALABASTER SHOPPING CENTER

Parcel I: An undivided 18.75% interest in and to the following:

Block 1 of Cardwell's Subdivision, situated in the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West in the City of Alabaster, Shelby County, Alabama; more particularly described as follows:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L & N Railway main; thence angle $83^{\circ} 06'$ to the left for a distance of 201.45 feet; thence angle left $0^{\circ} 56'$ for a distance of 583.08 feet; thence angle left $6^{\circ} 55'$ for a distance of 30.0 feet to the point of beginning of Block 1.

From said point thence angle right $91^{\circ} 27'$ from the last described course for a distance of 150.0 feet; thence angle right $90^{\circ} 00'$ for a distance of 150.0 feet; thence angle left $90^{\circ} 46'$ for a distance of 494.0 feet; thence angle left $90^{\circ} 00'$ for a distance of 471.3 feet; thence angle left $91^{\circ} 01'$ for a distance of 646.3 feet; thence angle left $89^{\circ} 40'$ for a distance of 307.8 feet to the point of beginning.

Parcel II: An undivided 18.75% interest in and to the following:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L & N Railway main; thence angle $83^{\circ} 06'$ to the left for a distance of 201.45 feet; thence angle left $0^{\circ} 56'$ for a distance of 583.08 feet; thence angle left $6^{\circ} 55'$ for a distance of 30.0 feet; thence angle right $91^{\circ} 27'$ from the last described course for a distance of 150.0 feet; thence angle left $90^{\circ} 00'$ for a distance of 150.0 feet; thence angle left $90^{\circ} 46'$ for a distance of 494.0 feet to the point of beginning; thence continue along the last described course a distance of 263.0 feet to the point of intersection of said line with the Easterly right of way line of the L & N Railroad Southbound main; thence left with an interior angle of $111^{\circ} 00'$ and run Southwesterly along said railroad right of way a distance of 550.0 feet; thence left with an interior angle of $66^{\circ} 20'$ and run Easterly a distance of 384.0 feet; thence left with an interior angle of $44^{\circ} 20'$ and run Northwesterly a distance of 40 feet; thence right with an interior angle of $42^{\circ} 41'$ and run Easterly a distance of 109.7 feet; thence $88^{\circ} 59'$ left and run 471.3 feet to the point of beginning.

Parcel III: An undivided 18.75% interest in and to the following:

Commencing at the NE corner of Section 2, Township 21 South, Range 3 West and run Westerly along the North boundary of said Section 2, 965.69 feet to the point of intersection with the west right of way of the North bound L & N Railway main; thence turn an angle of $83^{\circ} 06'$ to the left and run 201.45 feet to the S.E. corner of the W. F. Stroud subdivision; thence turn and angle 0°



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Shelby Cnty Judge of Probate, AL
08/29/2018 10:25:37 AM FILED/CERT

56' to the left and run 583.08 feet to the point of beginning of the tract of land herein described; thence turn an angle of 84° 32' to the right and run for a distance of 150 feet; thence turn an angle of 90° to the left and run for a distance of 30 feet; thence turn an angle of 90° to the left and run Easterly a distance of 150 feet to the Westerly line of 1st Street, S. W.; thence turn left and run Northerly 30 feet to the point of beginning.

Parcel IV: An undivided 18.75% interest in and to the following:

Begin at the N.W. corner of NE ¼ of NE ¼ of Section 2. Township 21, Range 3 West and run along the North line of said 40 acres North 89° and 30' East, 341 feet; thence South 6° 30' West, 675 feet to South line of a street; thence South 30' East 60 feet to the beginning point of the lot herein described; thence South 89° 30' West 150 feet; thence South 30' East 60 feet; thence North 89° and 30' East 150 feet; thence North 30' West 60 feet to the point of beginning. Said lot being situated in the NE-1/4 of NE-1/4 of Section 2, Township 21, Range 3 West.

Parcel V: An undivided 18.75% interest in and to the following:

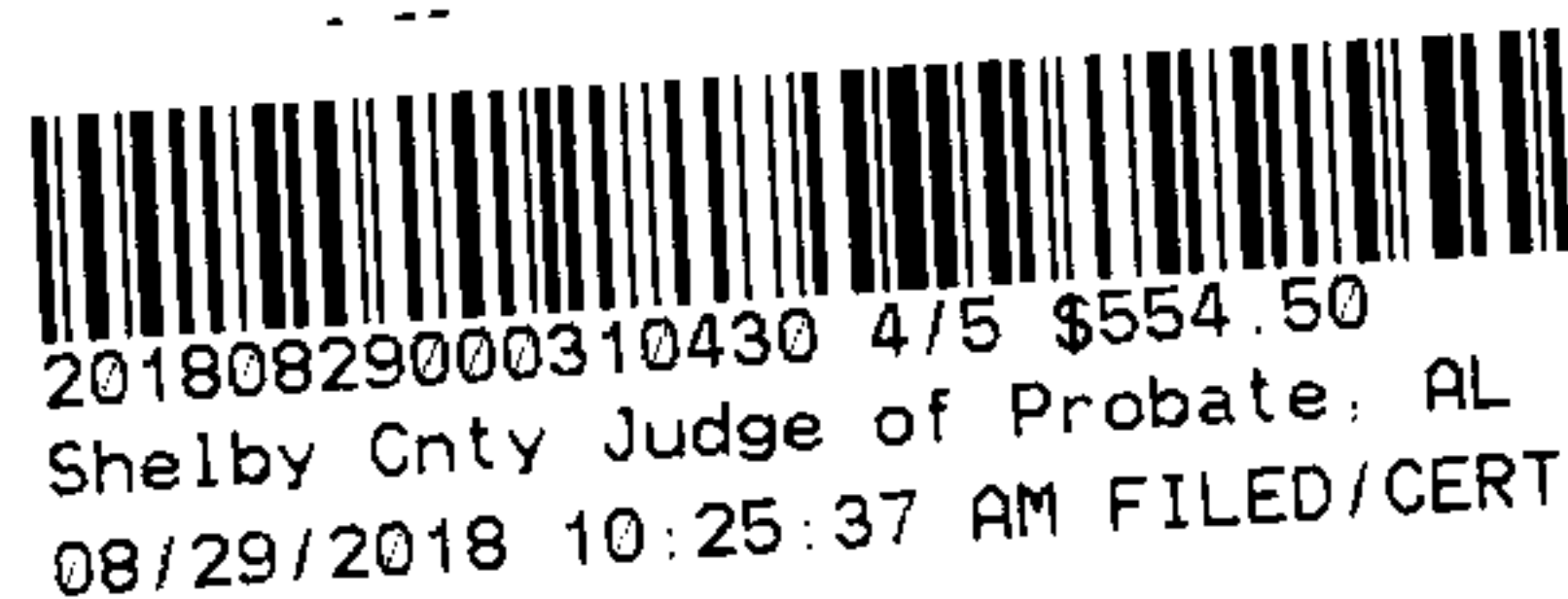
Beginning on ¼ Section line of Section 2, Township 21, Range 3 West, on West side of North Boundary track of L & N Railroad right of way to point of beginning; thence running West on said ¼ Section, 50 feet; thence South 60 feet; thence East 50 feet; thence North 60 feet to the point of beginning; being in the South ½ of the NE ¼ of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

Parcel VI: An undivided 18.75% interest in and to the following:

Beginning at a point on the West line of the right of way of the North Bound Track of the L & N Railroad right of way and the South line of the street running East and West along the South line of the W. J. Maxwell Survey of a track of land in the South ½ of the NE ¼ of Section 2, Township 21, Range 3 West, which survey is recorded in the Probate Office of Shelby County, Alabama, and running West along the South line of said street 100 feet; thence South and perpendicular to said street 60 feet; thence East and parallel to said street 100 feet, more or less to the West line of said L & N Railroad right of way; thence North along said right of way 60 feet more or less, to the point of beginning and situated in the South ½ of the NE ¼ of the NE ¼ of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

Subject to easements and rights of way of record, if any.

Also subject to leases unrecorded or filed of record on subject property.



Real Estate Sales Validation Form

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

Grantor's Name Charles A.D. Beavers, Jr. as Grantee's Name Beavers Properties, LLC
Mailing Address Personal Representative of the Mailing Address 4348 Old Boat Trail
Estate of William Branscomb Birmingham, AL 35243
Beavers, deceased, Jeff Co. Probate Case No. 2018-0116

Property Address 23-1-02-1-101-045-000 &
23-1-02-1-101-043-000

Date of Sale 5/23/18

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 527,120.63

(18.75% of 2,811,310)



20180829000310430 5/5 \$554.50
Shelby Cnty Judge of Probate, AL
08/29/2018 10:25:37 AM FILED/CERT

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

Print

F.A. Branscomb Beavers, Jr. Legal Representative

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

[Signature]

(verified by)

Form RT-1