

This document prepared by:

Hunton Andrews Kurth LLP
Riverfront Plaza, East Tower
951 East Byrd Street
Richmond, VA 23219
Attention: J.C. Chenault, V, Esq.

Send Tax Notice to:
Stancil Handley Properties, LLC
P.O. Box 828
Columbiana, Ala 35051
Consideration: \$50,000.00

Parcel Nos: 21-7-26-4-001-004.000
21-7-26-4-401-005.000

SPECIAL WARRANTY DEED


THIS DEED, effective as of the 5th day of October, 2018, between W.C. RICE OIL CO., INC., an Alabama corporation, (the "Grantor"), and STANCIL HANDLEY PROPERTIES, LLC, an Alabama limited liability company, having an address of 300 Old Highway 25 West, Columbiana, Alabama 35051 (the "Grantee"), recites and provides:

CONVEYANCE:

THAT for and in consideration of the conveyance made hereby, the consideration received therefor by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, subject to the matters described herein, hereby grants and conveys to the Grantee, with special warranty covenants, the real estate located in Shelby County, Alabama, described on Exhibit A attached hereto (the "Real Estate").

This conveyance is made expressly subject to all (i) liens for real estate taxes and assessments not yet due and payable, (ii) liens, easements, conditions, restrictions, agreements and other matters that lawfully apply to the Real Estate or any part thereof, (iii) all matters that would be shown by an accurate survey or visual inspection of the Real Estate and (iv) all zoning, building, land use and other similar laws applicable to the Real Estate.

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20181005000356400 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
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Shelby County: AL 10/05/2018
State of Alabama
Deed Tax: \$50.00

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative.

GRANTOR:

W.C. RICE OIL CO., INC.,
an Alabama corporation

By: *Ted W. Beneski*
Name: Ted W. Beneski
Title: Vice Chairman of the Board

State/Commonwealth of TEXAS,

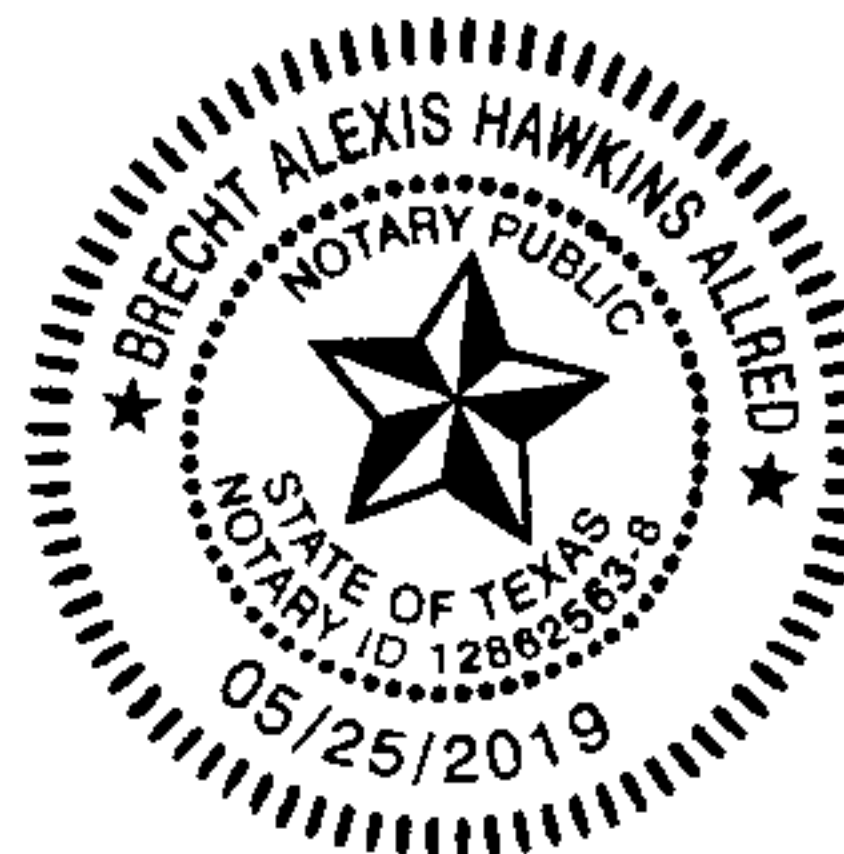
City/County of TARRANT, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 2nd day of October, 2018, by Ted W. Beneski, as Vice Chairman of the Board W.C. Rice Oil Co., Inc., an Alabama corporation, on behalf of the corporation.

Brecht Alexis Hawkins
Notary Public

My commission expires: 5/25/2019
Notary Registration No.: 12862563-8

[Affix Notary Seal]



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Exhibit A to Special Warranty Deed

Legal Description

Real property in the City of Columbiana, County of Shelby, State of Alabama, described as follows:

PARCEL I:

A certain parcel of land situated in the Town of Columbiana, Shelby County, Alabama, described more particularly as follows:

Begin at the Northwest corner of the lot sold by J. L. Mooney and wife, Jessie A. Mooney to Gulf Refining Company, a corporation by deed dated 4/18/1930, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 91, page 167, running thence in a Southerly direction along the West boundary line of said Gulf Refining Company lot 150 feet, thence West 10 feet, thence in a Northerly direction to a point on the Southern boundary line of the Columbiana and Calera Highway 55 feet distant from the point of beginning, thence run in an Easterly direction along the Southern boundary line of said Calera and Columbiana Highway to the point of beginning, said highway above referred to is known as State Project S-44-B, said land is situated in Section 26, Township 21, Range 1 West.

PARCEL II:

Begin at the point where the Westerly line of the right-of-way of the Louisville and Nashville Railroad Company intersects the Southeasterly line of the State Highway leading from Columbiana to Calera; thence Southeasterly along the Westerly line of said right-of-way 300 feet; thence at an angle of 59°16' to the right 149.93 feet; thence Northwesterly 300 feet to a point on the Southeast line of said State Highway 150 feet (measuring along the arc of said Southeast line) Southwesterly of the point of beginning; thence Northeasterly along the Southeast line of said highway 150 feet to the point of beginning.

PARCEL III:

A lot in the SE 1/4 of Section 26, Township 21 South, Range 1 West, described as follows:

Commence at the intersection of the Western R/W line of the L & N Railroad with the Southeastern line of the Calera-Columbiana Highway and run thence Southerly along the Western R/W line of said railroad, a distance of 300.00 feet to the point of beginning; thence continue along the said railroad R/W a distance of 200.00 feet; thence turn an angle of 90°00' to the right and run a distance of 128.86 feet; thence turn an angle of 90°00' right and run a distance of 123.24 feet to the Southern most corner of the present Gulf Oil lot; thence turn an angle of 59°13' to the right and run a distance of 150.00 feet to the point on the Western R/W line of the L & N Railroad, and the point of beginning.

Situated in the W 1/2 of the E 1/2 of the SE 1/4 of Section 26, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way or railroad right of way.



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Real Estate Sales Validation Form

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

Grantor's Name W. C. Rice Oil Co., Inc.
Mailing Address c/o Insight Equity
1400 Civic Place, Suite 250
Southlake, Texas 76092

Grantee's Name Stancil Handley
Mailing Address P.O. Box 828
AL Columbiana, AL 35051

Property Address 205 Old Highway 25 W
Columbiana, AL 35051

Date of Sale October, 2018
Total Purchase Price \$50,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 of 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 Oct. 2, 2018

Print W. C. Rice Oil Co., Inc.

Unattested

Sign [Signature]

(verified by)

Grantor Grantee/Owner/Agent) circle one



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Form RT-1