Upon recording return this instrument to:

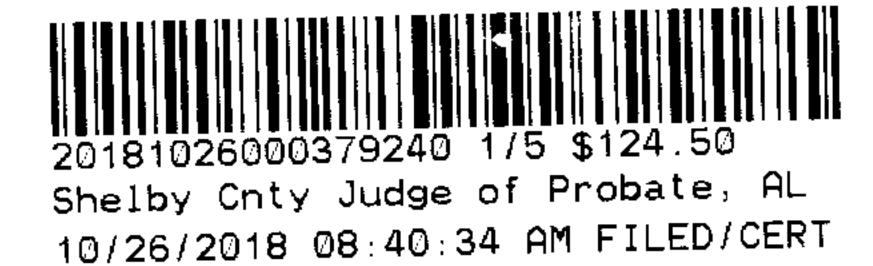
Lennox, LLC 3505 Bent River Road Hoover, Alabama 35216

This instrument was prepared by:

Charles G. Kessler, Jr. 3505 Bent River Road Hoover, Alabama 35216

Mail tax notice to:

Lennox, LLC 3505 Bent River Road Hoover, Alabama 35216



STATE OF ALABAMA COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Lennox, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantor" whether one or more), in hand paid by Lennox, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee" whether one or more), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee an undivided thirty six and 62/100 percent (36.62%) interest in and to that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on EXHIBIT A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs, successors, and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto to the Grantee, its heirs, successors, and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its heirs, successors, and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the

Property to the Grantee, its heirs, successors, and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 19th day of Lober, 2018.

Grantor:

Lennox, LLC

Charles G. Kessler, Jr.

Its: Manager

STATE OF ALABAMA **COUNTY OF JEFFERSON**

My Comm. Expires

Aug. 16, 2020

" STATE IN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, Jr., whose name as Manager of Lennox, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said entity.

hand and official seal this 14+1under my

Notary Public

My commission expires:

20181026000379240 2/5 \$124 50 Shelby Cnty Judge of Probate, AL

10/26/2018 08:40:34 AM FILED/CERT

EXHIBIT A

Legal Description

BEGIN AT THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, ARNGE 2 WEST, SHELBY COUNTY ALABAMA; THENCE RUN S 89-51'29" E, ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR 528.77'; THENCE RUN S 32-59'59" E FOR 207.89'; THENCE RUN N 59-52'46" E FOR 345.41'; THENCE RUN S 89-51'29" E FOR 188.28'; THENCE RUN S 34-32'29" E FOR 573.32'; THENCE RUN S 60-13'30" W FOR 111.11'; THENCE RUN S 76-36'30" W FOR 99.73'; THENCE RUN N 88-37'30" W FOR 199.02'; THENCE RUN N 63-49'30" W FOR 125.33'; THENCE RUN N 53-30'30" W FOR 243.12'; THENCE RUN N 71-19'30" W FOR 143.96'; THENCE RUN S 82-57'00" W FOR 81.98'; THENCE RUN S 50-42'30" W FOR 129.27'; THENCE RUN S 46-39'13" W FOR 263.17'; THENCE RUN S 46-21'05" W FOR 79.12'; THENCE RUN S 68-45'45" W FOR 42.74'; THENCE RUN N 33-52'10" W FOR 277.93' TO A POINT ON THE WEST LINE OF SAID 1/4-1/4; THENCE RUN N 0-03'12" E, ALONG SAID 1/4-1/4 LINE FOR 414.64' TO THE POINT OF BEGINNING, CONTAINING 13.06 ACRES.

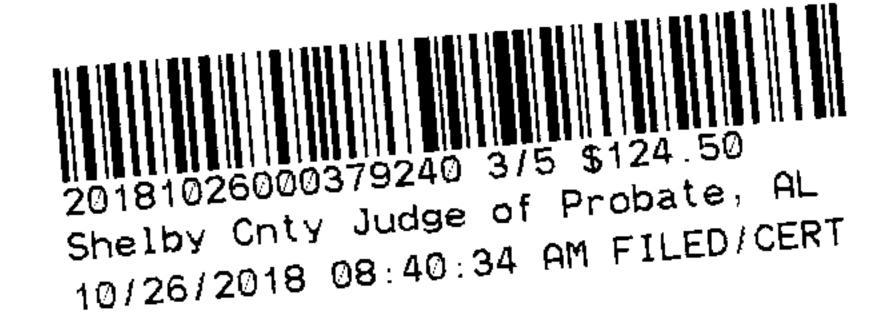


EXHIBIT B

Permitted Encumbrances

- 1. Taxes due in the year of 2019, a lien, but not yet payable, until October 1, 2019.
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
- 3. Building lines, easements, rights of way, restrictive covenants, and other matters affecting the Property recorded in the Probate Office of Shelby County, Alabama.
- 4. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.
- 5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
- 6. Zoning and subdivision regulations.

20181026000379240 4/5 \$124.50 Shelby Cnty Judge of Probate, AL 10/26/2018 08:40:34 AM FILED/CERT

Real Estate Sales Validation Form

This L	Document must be filed in accor	dance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Lennox, LLC	Grantee's Name	Lennox, LLC
Mailing Address	3505 Bent River Road	Mailing Address	3505 Bent River Road
	Hoover, Alabama 35216		Hoover, Alabama 35216
Property Address	See Exhibit A of deed attached	Date of Sale	10-19,2018
	hereto.	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 97,284.69
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 36.62% of property tax assessments Closing Statement			
_	locument presented for recorbinistics form is not required.	rdation contains all of the rec	quired information referenced
Instructions			
	d mailing address - provide the current mailing address.	ne name of the person or per	rsons conveying interest
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).			

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).

Print WHMLES G. 1955UM Le Date 10-19-13 Unattested 20181026000379240 5/5 \$124.50 Shelby Cnty Judge of Probate, AL (Granton/Grantee/Owner/Agent) circle one oy)

Print Form

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