20181221000446790 12/21/2018 02:02:15 PM CORDEED 1/7

This deed is being re-re-recorded to add
the approved easement language 20181220000444950
to the Legal Description. CORDEED 1/6

This deed is being re-recorded to further define the Easement shown 20181211 on the Legal Description.

20181211000430860 12/11/2018 09:26:41 AM DEEDS 1/5

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

Soud Tax Notice To:

South Venders, Lace

Z303 wilnear Lace

Moloany a A 21707

GENERAL WARRANTY DEED

STATE OF ALABAMA

JAIVIA,

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Million Seventeen Thousand Dollars and 0/100 (\$1,017,000.00) to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, The Westervelt Company, Inc., a Delaware Corporation (herein referred to as Grantor), do hereby grant, sell, bargain and convey unto, Gavin Ventures, LLC, a Georgia Limited Liability Company (herein referred to as Grantee whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

See Attached Exhibit A.

Subject to easements, set back lines, restrictions, covenants, minoral and mining rights and current taxes due.

GRANTOR reserves unto itself, its successors or assigns all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own.

None of the above consideration was secured by and through any purchase money mortgage.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And we do for ourselves, and for our successors and assigns, covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are froe from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, successors and administrators, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

20181221000446790 12/21/2018 02:02:15 PM CORDEED 2/7

20181220000444950 12/20/2018 10:44:59 AM CORDEED 2/6

20181211000430860 12/11/2018 09:26:41 AM DEEDS 2/5

IN WITNESS WHEREOF, the undersigned GRANTOR have hereunto set their hands and scale, this 4th day of DECEMBER , 2018.

The Westervolt Company, Inc.

By: James J. King, Jr.

Its: Vice President

STATE OF ALABAMA COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Fublic in and for said County, in said State, do hereby certify that James J. King, Jr., whose name as Vice President of The Westervelt Company, Inc. is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of DECEMBER , 2018.

Notary Seal

Notary Public / My commission expires: 11/02/2019

20181220000444950 12/20/2018 10:44:59 AM CORDEED 3/6

20181211000430860 12/11/2018 09:26:41 AM DEEDS 3/5

EXHIBIT'A

Parcel 1: Parcel ID: Part of 34-1-11-0-000-001,000

All that part of Section 11, Township 24 North, Range 14 Bast in Shelby County, Alabama, LYING West of the road known as Bobcat Trail.

Parcel 2: Parcel ID: Part of 34-1-02-0-000-009.001

A parcel of land located in the West Half of Southwest Quarter of Section 2, Township 24 North, Range 14 Hast, St. Stephens Meridian, in Shelby County, Alabama, and being more particularly described as follows: Start at a Shelby Iron Found (RR Rail) accepted to mark the Southwest Corner of Section 2 and run North 89 degrees 37 minutes 46 seconds Bast (Assumed) along the Southern boundary of said Section 2 for a distance of 913.01 feet to a set rebar, said rebar being the POINT OF BEGINNING; thence continue North 89 degrees 37 minutes 46 seconds Bast along the Southern boundary of said Section 2 for a distance of 400.00 feet to a Shelby Iron Found accepted to mark the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence run North 00 degrees 26 minutes 00 seconds East along the Eastern boundary of the Southwest Quarter of the Southwest Quarter of said Section 2 for a distance of 1330.31 feet to a rebar found, said rebar accepted as the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence run North 00-degrees 20 minutes 28 seconds East along the Eastern boundary of Northwest Quarter of the Southwest Quarter of said Section 2 for a distance of 1293,64 feet to a rebar found, said rebar lying on the Southern Right of Way margin of the Sawyers Cove Road, a 30' Right of Way, thence run North 89 degrees 44 minutes 28 seconds West and along the Southern Right of Way margin of the Sawyers Cove Road for a distance of 1174.02 feet to a point, said point lying on the Eastern Right of Way margin of Shelby County Road 86, an 80' Right of Way, said point lying 2.94' from a rebar found; thence run South 14 degrees 42 minutes 04 seconds West and along the Eastern right-ofway margin of Shelby County Road 86 for a distance of 206.52 feet to a set rebar; thence run South 89 degrees 44 mimutes 28 seconds Bast for a distance of 825.08 feet to a set rebar; thence run South 00 degrees 23 minutes 14 seconds West for a distance of 2428.34 feet to the POINT OF BEGINNING.

Parcel 3: Parcel ID: Part of 34-1-02-0-000-010.000

That part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 24 North, Range 14 Bast, in Shelby County, Alabama LYING West of the read known as Bebeat Trail. AND

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 24 North, Range 14 East, in Shelby County, Alabama LYING West of the road known as Bobcat Trail.

Parcel 4: Parcel ID; Part of 34-1-12-0-000-003.000

That part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 12, Township 24 North, Range 14 East, in Shelby County, Alabama LYING West of the road known as Bobeat Trail.

Sellers reserves for itself a 60' casement as shown on the attached exhibit.

20181221000446790 12/21/2018 02:02:15 PM CORDEED 4/7

The following easement language is added to the Legal Description and further defines the Easement:

Grantor reserves a 60 foot wide non-exclusive access easement over and across the property conveyed herein which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for purposes of providing ingress and egress to and from other property owned by Grantor. Grantee shall have the right to relocate the easement herein from time to time with another 60 foot wide easement at a reasonable location provided said relocated easement shall be of similar quality as the one replaced and provides Grantor reasonable ingress and egress to and from other property owned by Grantor. The easement shall not be relocated until the relocated easement is in substantially the same condition as the original easement. Any expense or cost relating to relocating the easement shall be paid by Grantee.

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This is the language approved by all parties.

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20181221000446790 12/21/2018 02:02:15 PM CORDEED 5/7

201812200000444950 12/20/2018 10:44:59 AM CORDEED 4/6

The following is added to the Legal Description and further defines the Easement:

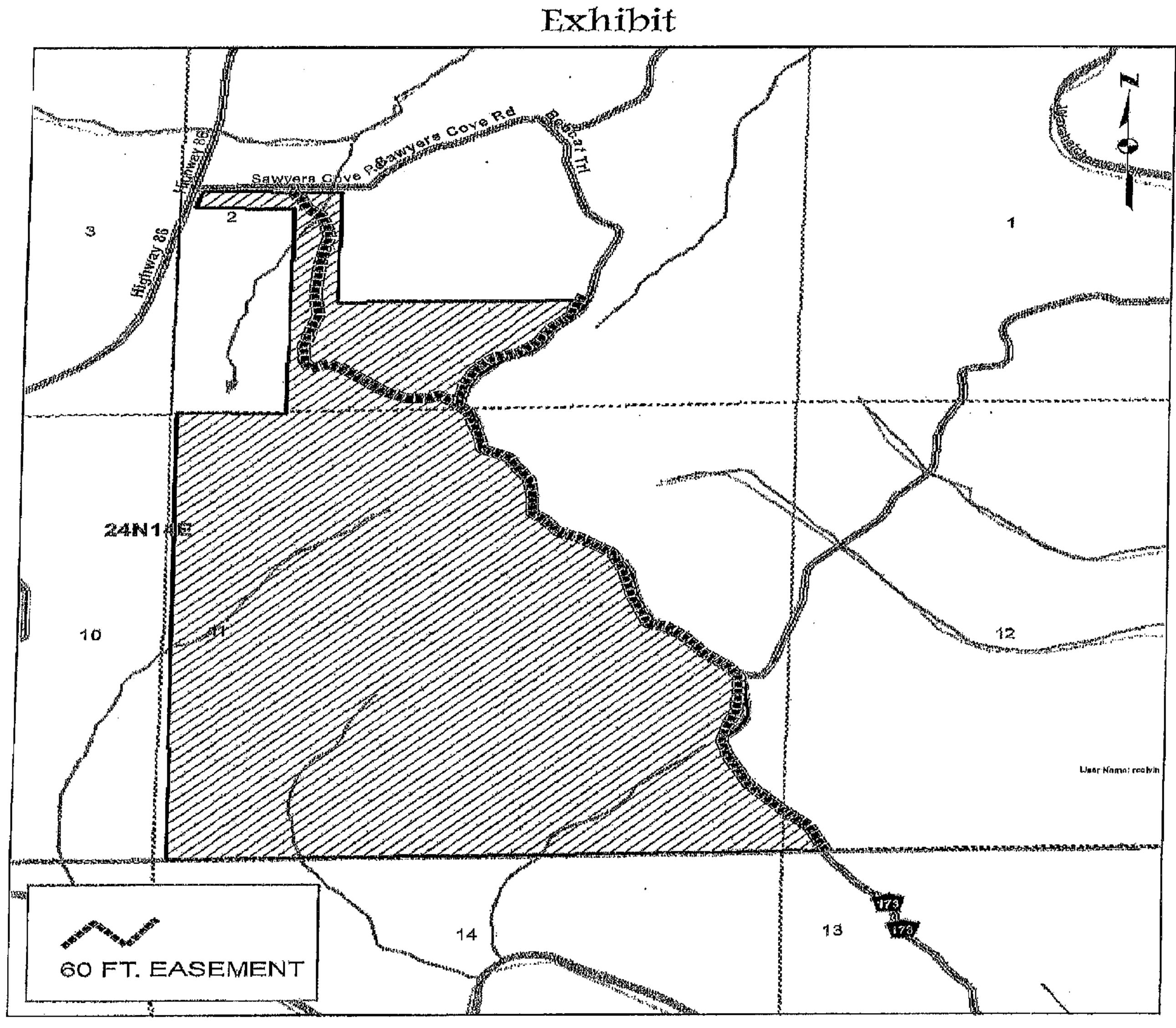
wrongage

Grantor does hereby grant to Grantee a 60 foot wide non-exclusive access easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly described on Exhibit 'A" attached hereto and incorporated herein by reference (the "Easement Property") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by the Grantor.

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20181220000444950 12/20/2018 10:44:59 AM CORDEED 5/6

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1 in = 1,207 ft

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Real Estate Sales Validation Form