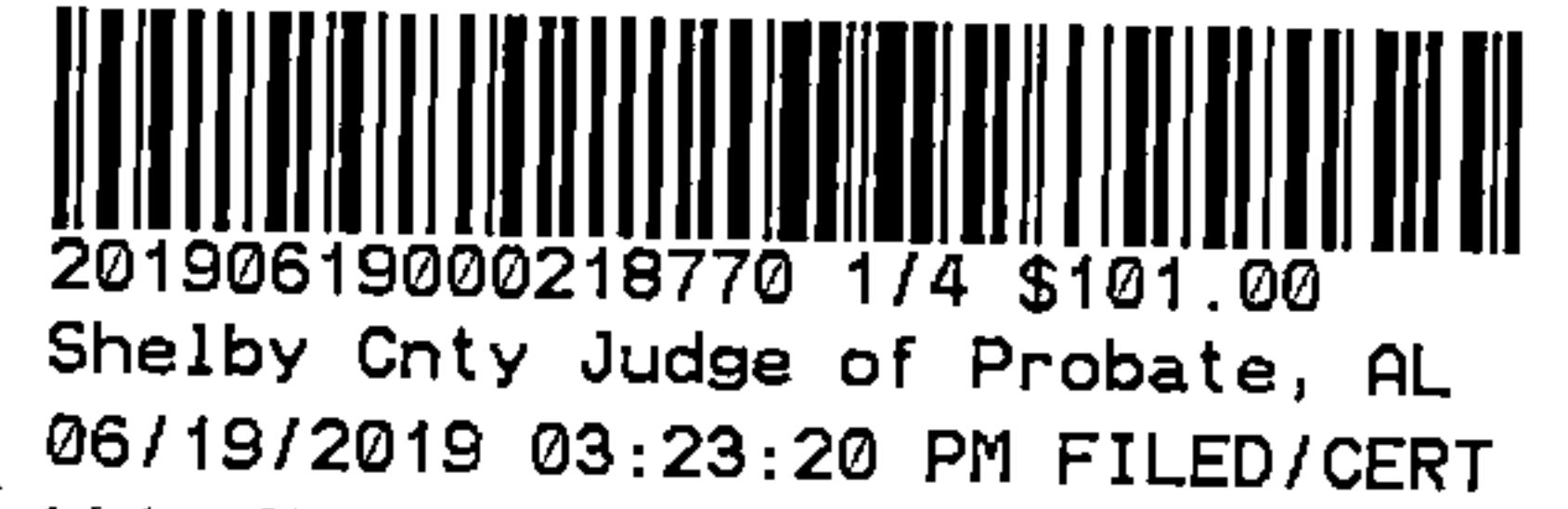


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
KAU Land Holdings, LLC
PO Box 1688
Pelham, AL 35124



STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy Five Thousand and No/100 Dollars, (\$75,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Albert Ferdinand Thomasson, a married man, as devisee under the Estate of Alfred P. Thomasson, deceased Montgomery County Probate Case #27926 and Burgess Alfred Thomasson, Jr., a married man, as devisee under the Estate of Burgess Alfred Thomasson, deceased Broward County, Florida Probate Case #00-938** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **KAU Land Holdings, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

The Northeast 1/4 of the Southeast 1/4 and 10 acres in Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 24 North, Range 15 East, situated in Shelby County, Alabama. Less and except any part lying in a public right of way.

LESS AND EXCEPT;

That part of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 and that part of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 24 North, Range 15 East, lying Northeast of Highway 71, situated in Shelby County, Alabama, less and except any part lying in a public right of way.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of either of the Grantors nor that of their spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that

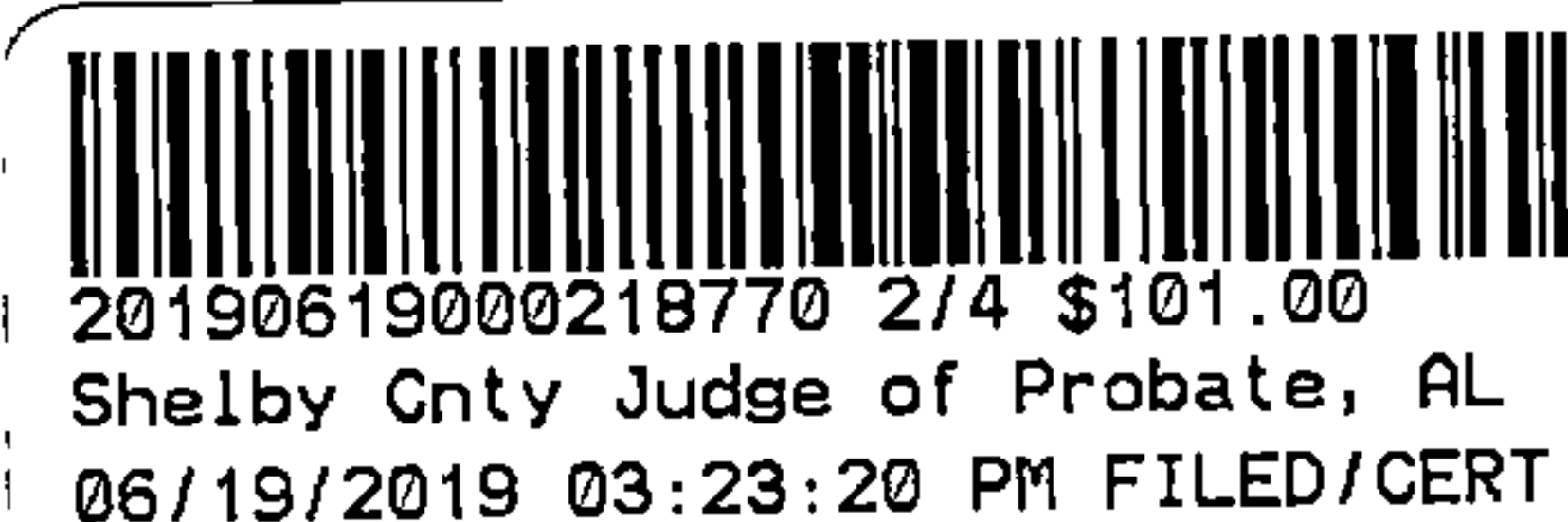
GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through his duly authorized Attorney In Fact hereunto set his hand and seal this the 14th day of June, 2019.

Albert Ferdinand Thomasson
Albert Daniel Thomasson
Albert Ferdinand Thomasson, Devisee
Under the Estate of Alfred P. Thomasson
Deceased Montgomery County Probate
Case #27926

By: Albert Daniel Thomasson
As Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

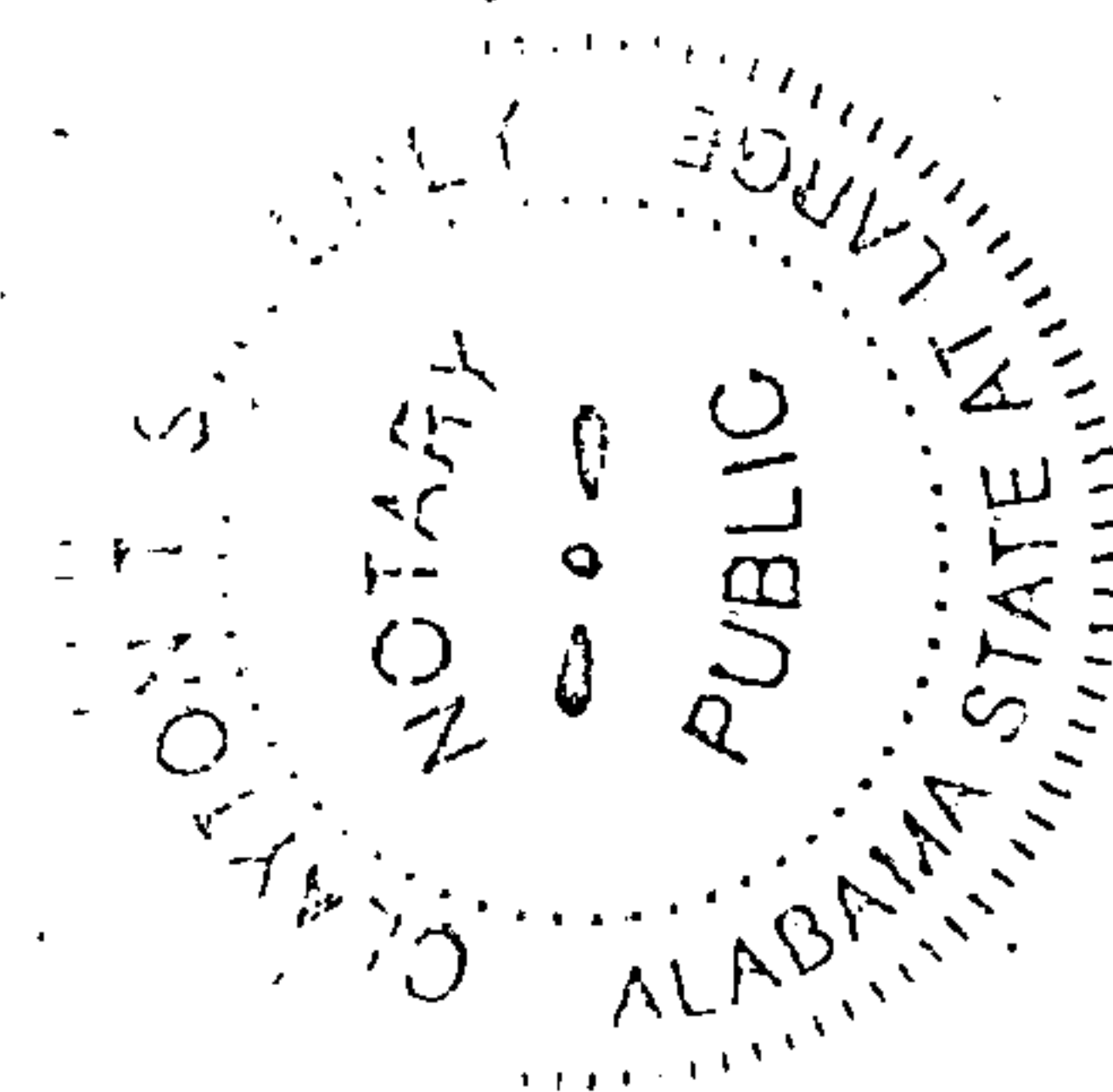


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Albert Daniel Thomas, as Attorney in Fact, under that certain Durable Power of Attorney recorded in Instrument #2018116931 in the Probate Office of Jefferson County Alabama, for Albert Ferdinand Thomasson, an married man, whose name as devisee of Estate of Albert P. Thomasson, deceased Montgomery County, Alabama, Probate Case#27926, 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 the Instrument, he, as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of June, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires: 02-2023

(must affix seal)



IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the ____ day of June, 2019.

Burgess Alfred Thomasson, Jr.

Burgess Alfred Thomasson, Jr., as Devisee
Under the Estate of Burgess Alfred Thomasson
Deceased Broward County, Florida Probate
Case #00-938

STATE OF ALABAMA)
COUNTY OF ~~MOBILE~~ Baldwin



20190619000218770 3/4 \$101.00
Shelby Cnty Judge of Probate, AL
06/19/2019 03:23:20 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Burgess Alfred Thomasson, Jr., a married man, whose name as devisee of the Estate of Burgess Alfred Thomasson, deceased Broward County, Florida Probate Case #00-938, 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 the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of June, 2019.

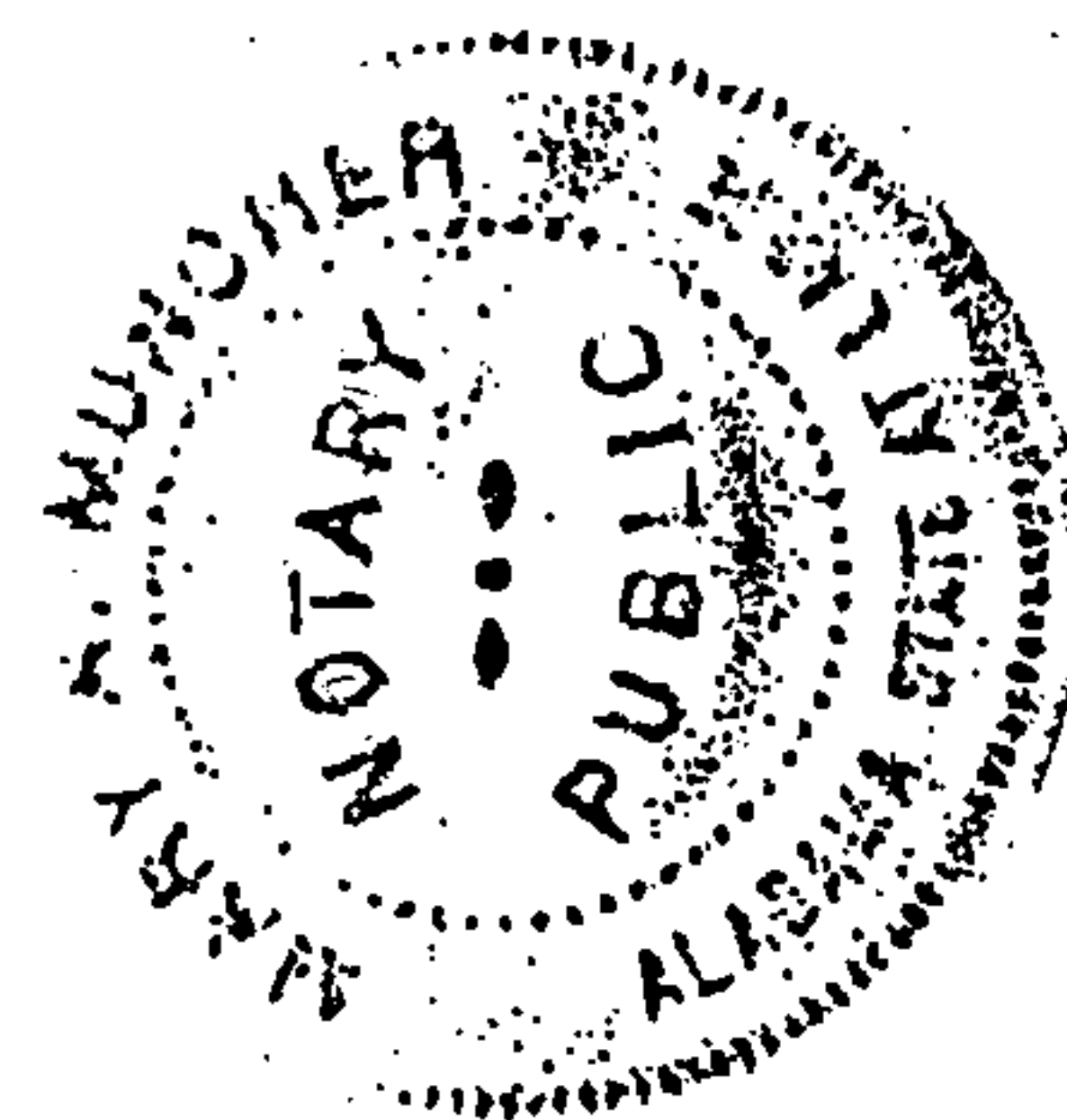
Mary A. Muncher

NOTARY PUBLIC

My Commission Expires: _____

(must affix seal)

MARY A. MUNCHER
Notary Public, Alabama State At Large
My Commission Expires February 11, 2023



Real Estate Sales Validation Form

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

Grantor's Name Albert Ferdinand Thomasson and
Burgess Alfred Thomasson, Jr.

Grantee's Name KAU Land Holdings, LLC

Mailing Address 73 Country Club Blvd
Birmingham, AL 35213

Mailing Address PO Box 1688
Pelham, AL 35124

Property Address 35 acres Hwy 71
Shelby, AL 35143

Date of Sale June 12, 2019

Total Purchase Price \$ 75,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 06/19/2019
State of Alabama
Deed Tax: \$75.00

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/ Assessor's Appraised Value
☐ Sales Contract ☐ Other - property tax redemption
☐ 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 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 6/13/2019

Albert Ferdinand Thomasson

By Albert Daniel Thomasson as Attorney in Fact

Print Burgess Alfred Thomasson, Jr.

Unattested

(verified by)

Sign

Burgess Alfred Thomasson
(Grantor/Grantee/Owner/Agent) circle one

Albert Ferdinand Thomasson

by

Albert Daniel Thomasson



20190619000218770 4/4 \$101.00
Shelby Cnty Judge of Probate, AL
06/19/2019 03:23:20 PM FILED/CERT