

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Million and 00/100 Dollars (\$4,000,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Pelham 4 Partners, LLC** (herein referred to as **Grantor**, whether one or more), whose mailing address is **2343 Pelham Parkway, Pelham, Alabama 35124** grants, bargains, sells and conveys unto **Oak Mountain Partners, LLC** (herein referred to as **Grantee**, whether one or more) whose mailing address is **1425 Richard Arrington Jr. Blvd South, Suite 100, Birmingham, AL 35205**, in the following described real estate, situated in Shelby County, Alabama, the address of which is **2343 – 2363 Pelham Parkway, Pelham, Alabama and 203-213 Amphitheatre Road, Pelham, Alabama**, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2019 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Matters of Survey done by Joseph M. Miller dated May 16, 2019 under Job # 25439; (4) Mineral and mining rights not owned by the Grantor; and (5) Rights of parties in possession under Leases which Leases are hereby assigned to Grantee.

\$3,570,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this the 28 day of JUNE, 2019.

Pelham 4 Partners, LLC

By: EDGAR M. STOVEN
Its: MANAGER

By:
Its:

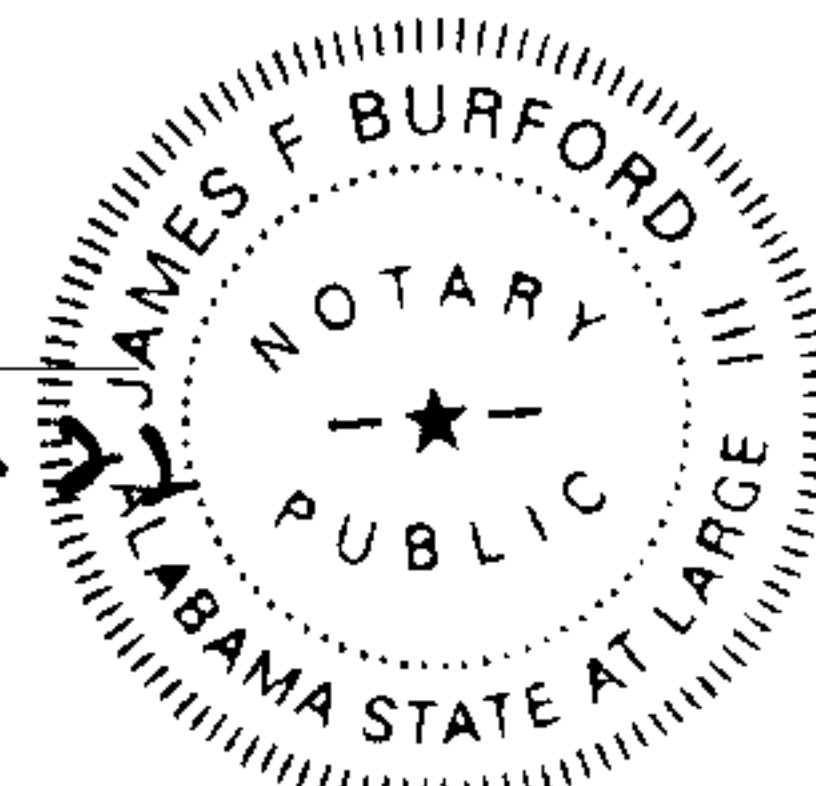
STATE OF ALABAMA)
SHELBY COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that EDGAR M. STOVEN as MANAGER of Pelham 4 Partners, whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 28 day of JUNE, 2019.

Notary Public
My Commission Expires: 3.1.22



STATE OF ALABAMA)
COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that _____ as _____ of Pelham 4 Partners, whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this ____ day of _____, 2019.

Notary Public
My Commission Expires: _____



20190710000245300 1/3 \$451.00
Shelby Cnty Judge of Probate, AL
07/10/2019 08:02:26 AM FILED/CERT

Shelby County, AL 07/10/2019
State of Alabama
Deed Tax: \$430.00


 First American Title™	ALTA Commitment for Title Insurance
Schedule A	ISSUED BY First American Title Insurance Company A-02155

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:


PARCEL 2:


Commence at the NW corner of Section 6, Township 20 South, Range 2 West; thence South 41 degrees 56 minutes 23 seconds East a distance of 1629.25 feet to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence South 82 degrees 16 minutes 18 seconds East and along said right-of-way of Amphitheater Road a distance of 165.29 feet to the Point of Beginning; thence continue along the last described course a distance of 230.68 feet; thence South 9 degrees 58 minutes 13 seconds West a distance of 176.28 feet; thence North 82 degrees 16 minutes 18 seconds West a distance of 223.78 feet; thence North 7 degrees 43 minutes 42 seconds East a distance of 176.15 feet to the POINT OF BEGINNING.

PARCEL 3:

Commence at the NW corner of Section 6, Township 20 South, Range 2 West; thence South 41 degrees 56 minutes 23 seconds East a distance of 1629.25 feet to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence South 82 degrees 16 minutes 18 seconds East and along said right-of-way of Amphitheater Road a distance of 395.97 feet; thence South 9 degrees 58 minutes 13 seconds West a distance of 176.28 feet to the Point of Beginning; thence continue along the last described course a distance of 15.92 feet; thence South 18 degrees 55 minutes 25 seconds West a distance of 106.28 feet; thence North 83 degrees 43 minutes 00 seconds West a distance of 392.75 feet to a point on the Southeasterly right-of-way of U.S. Highway No. 31 (200' R.O.W.), said point being on a curve to the left

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20190710000245300 2/3 \$451.00
Shelby Cnty Judge of Probate, AL
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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule A Cont	A-02155

Commitment No. A-02155

and concave Northwesterly having a radius of 2964.93 feet and a central angle of 2 degrees 31 minutes 39 seconds; thence along said right-of-way and the arc of said curve a distance of 130.80 feet, said arc subtended by a chord which bears North 13 degrees 45 minutes 19 seconds East a distance of 130.78 feet, to the end of said curve; thence South 82 degrees 16 minutes 18 seconds East a distance of 400.15 feet to the POINT OF BEGINNING.

PARCEL 4:

Commence at the NW corner of Section 6, Township 20 South, Range 2 West; thence South 41 degrees 56 minutes 23 seconds East a distance of 1629.25 feet to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence South 82 degrees 16 minutes 18 seconds East and along said right-of-way of Amphitheater Road a distance of 395.97 feet; thence South 9 degrees 58 minutes 13 seconds West a distance of 192.20 feet; thence South 18 degrees 55 minutes 25 seconds West a distance of 106.28 feet to the Point of Beginning; thence continue along the last described course a distance of 43.22 feet; thence South 21 degrees 53 minutes 52 seconds West a distance of 201.66 feet; thence North 68 degrees 07 minutes 56 seconds West a distance of 246.15 feet; thence North 64 degrees 10 minutes 39 seconds West a distance of 121.78 feet to a point on the Southeasterly right-of-way of U.S. Highway No. 31 (200' R.O.W.), said point being on a curve to the left and concave Northwesterly having a radius of 2964.93 feet and a central angle of 2 degrees 32 minutes 32 seconds; thence along said right-of-way and the arc of said curve a distance of 131.55 feet, said arc subtended by a chord which bears North 16 degrees 17 minutes 25 seconds East a distance of 131.54 feet; thence South 83 degrees 43 minutes 00 seconds East a distance of 392.75 feet to the POINT OF BEGINNING.

All situated in Shelby County, Alabama.

20190710000245300 3/3 \$451.00
Shelby Cnty Judge of Probate, AL
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