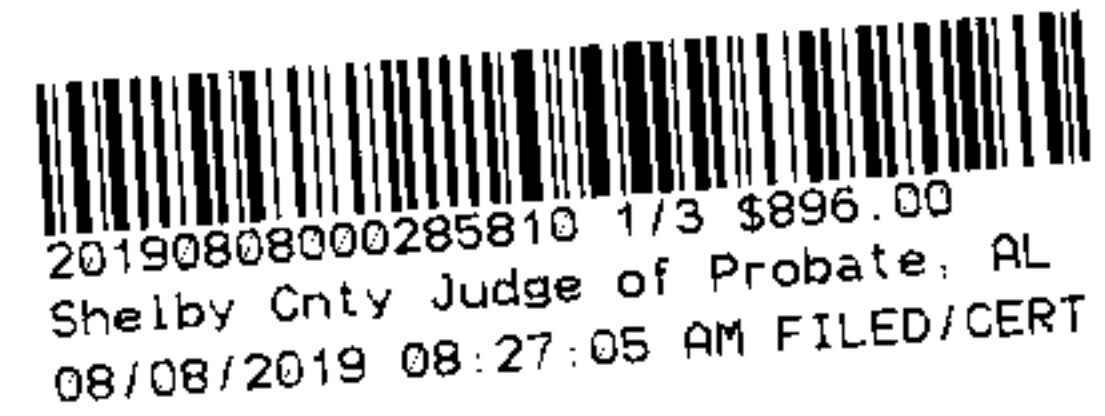


Shelby County, AL 08/08/2019
State of Alabama
Deed Tax:\$875.00



STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Central Alabama Commercial Properties LLC
305-A Equipment Court
Lawrenceville, Georgia 30046

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 2 day of August, 2019, for and in consideration of the **sum of Two Million One Hundred Seventy-Five Thousand Two Hundred Six and 61/100 Dollars (\$2,175,206.61)**, as can be verified by closing statement, and other good and valuable consideration to

BOWDEN PROPERTIES I, LLC, an Alabama limited liability company,
whose mailing address is **40865 U.S. Highway 280, Sylacauga, Alabama 35150**

(hereinafter referred to as "Grantor"), in hand paid by

CENTRAL ALABAMA COMMERCIAL PROPERTIES LLC, a Georgia limited liability company,
whose mailing address is **305-A Equipment Court, Lawrenceville, Georgia 30046**

(hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (the "Property"; the Property having a **property address of 16937 U.S. Highway 280, Chelsea, Alabama 35043**), to-wit:

Lot 2B, according to the Resurvey of Lot 2, of The Shoppes at the Corners Phase 2 as recorded in Map Book 50, page 53, in the Probate Office of Shelby County, Alabama.

Together with rights in that certain Reciprocal Easement Agreement as recorded in Instrument 20190125000026600, corrected and re-filed in Instrument 20190521000174270, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. All taxes for the year 2019 and subsequent years, not yet due and payable.


\$1,300,669.28 of the consideration to the Grantor was paid from a loan secured by a mortgage being recorded simultaneously herewith.

2. 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 and gravel in, on and under subject property.
3. 30' x 30' Access Easement, Restrictions, Conditions and Limitations as set out in Map Book 26, page 89 and Map Book 50, page 53, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 102, page 143, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 13, page 177, in the Probate Office of Shelby County, Alabama.
6. Right of others in that certain Reciprocal Easement Agreement as recorded in Instrument 20190125000026600, corrected and refiled in Instrument 20190521000174270 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple forever.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**


20190808000285810 2/3 \$896.00
Shelby Cnty Judge of Probate, AL
08/08/2019 08:27:05 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Manager effective as of the date first above written.

GRANTOR:

BOWDEN PROPERTIES I, LLC

By: Nora M. Bowden
Name: Nora M. Bowden
Title: Manager

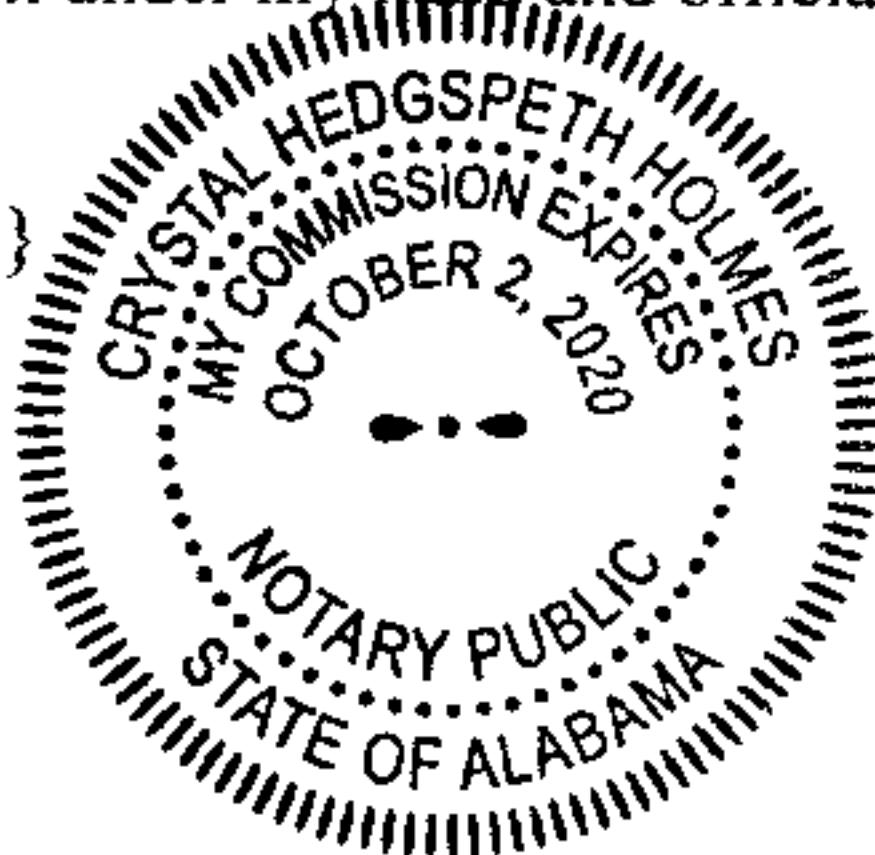
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nora M. Bowden, whose name as Manager of Bowden Properties I, 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 the conveyance, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 26th day of July, 2019.

{ SEAL }



Crystal Hedgspeth Holmes
Notary Public
My Commission Expires: _____



This instrument prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

20190808000285810 3/3 \$896.00
Shelby Cnty Judge of Probate, AL
08/08/2019 08:27:05 AM FILED/CERT