

THIS INSTRUMENT PREPARED BY:
Scott S. Frederick
Baker Donelson Bearman Caldwell & Berkowitz, PC
420 20th Street North, Suite 1400
Birmingham, AL 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered to be effective this 4th day of September, 2019, by **TAUNTON/LUDLUM ENTERPRISES, INC.**, an Alabama corporation ("Grantor"), to **CGP COLUMBIANA TB, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Taunton/Ludlum Enterprises, Inc.
1141 Whisenhunt Rd.
Chelsea, AL 35043

Grantee's Name and Mailing Address:

CGP Columbiana TB, LLC
361 Summit Boulevard, Suite 110
Birmingham, Alabama 35243

Property Address: 218 W. College Street, Columbiana, Alabama

Purchase Price: \$526,000.00

Date of Closing: Date first written above

The Purchase Price of the Property can be verified by the closing statement.

IN WITNESS WHEREOF, the undersigned Grantor has duly executed this instrument to be effective as of the date first written above.

GRANTOR:

Taunton/Ludlum Enterprises, Inc.,
an Alabama corporation

By: Michael Taunton
Name: Michael Taunton
Its: President

STATE OF ALABAMA)

Shelby **COUNTY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Taunton, whose name as PRESIDENT of Taunton/Ludlum Enterprises, Inc., an Alabama corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he/she, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4 day of Sept., 2019.

[NOTARIAL SEAL]

Lynda Higginbotham
Notary Public
My Commission Expires LYNDA HIGGINBOTHAM
My Commission Expires
May 10, 2021

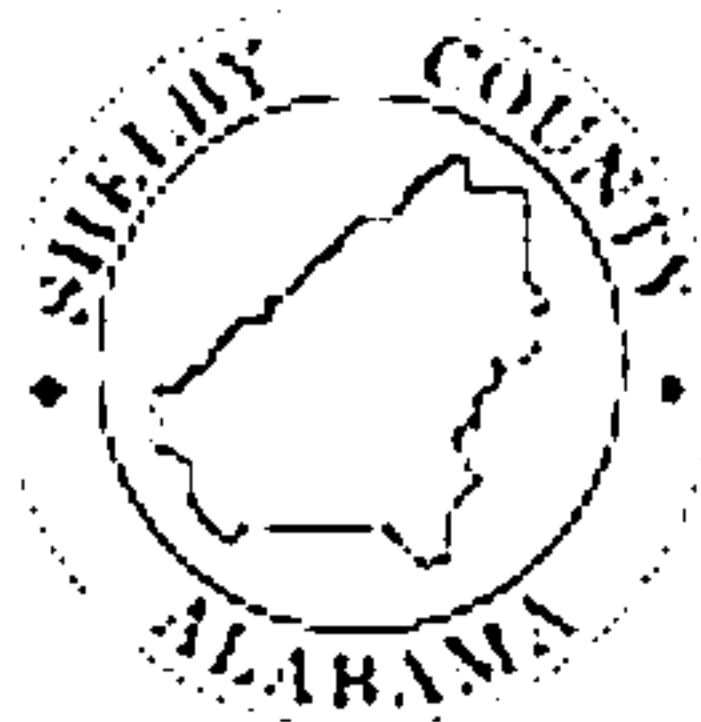
EXHIBIT A

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Commencing at the Southeast Corner of the Northwest 1/2 of the Northeast 1/2 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West a distance of 1029.47 feet to a point; thence North 38 degrees 57 minutes 04 seconds East a distance of 342.65 feet to a 5/8" capped rebar set, said point also being the point of beginning of herein described parcel of land; thence with a curve turning to the left with an arc length of 313.38 feet; with a radius of 2171.54 feet with a chord bearing of North 84 degrees 28 minutes 19 seconds West, with a chord length of 313.11 feet to a 5/8" capped rebar set; thence North 38 degrees 57 minutes 49 seconds East a distance of 420.00 feet to a 5/8" capped rebar set; thence South 51 degrees 02 minutes 11 seconds East a distance of 260.60 feet to a 5/8" capped rebar set; thence South 38 degrees 48 minutes 12 seconds West a distance of 247.48 feet to the point of beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Ad valorem taxes for the year 2019 and subsequent years, not due and payable.
2. Rights of way granted to Alabama Power Company by instruments recorded in Instrument #20080401000130240 and Deed Book 221, Page 660 of the Shelby County records.
3. Right of way granted to Bellsouth Telecommunications as recorded in Instrument #1993-41358 of the Shelby County records.
4. Right of way to Shelby County as recorded in Deed Book 107, Page 406 and Deed Book 161, Page 31 of the Shelby County records.
5. Matters shown on recorded map of Spartan Foods Systems, Inc. Subdivision, as recorded in Map Book 15, Page 3 of the Shelby County records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2019 08:15:09 AM
\$35.00 CHARITY
20190906000328420

Allen S. Bayl