

A MORTGAGE ENCUMBERING THE PROPERTY IN THE PRINCIPAL AMOUNT OF \$421,600.00 IS BEING FILED CONTEMPORANEOUSLY HEREWITH. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES IN THE AMOUNT OF \$632.40

Send Tax Notice to:

Alabama Airport Properties, LLC
Attn: William K. Reynolds
524 NE Third Street
Paoli, Indiana 47454

**This instrument prepared by, and
record and return to:**

Brad S. Anderson
Butler Snow LLP
1819 5th Ave. N., Suite 1000
Birmingham, AL 35203
(205) 297-2200

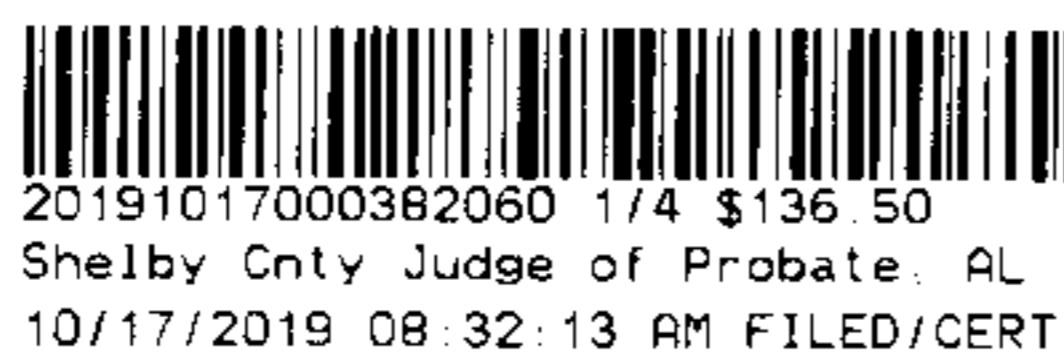
STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Groundwater Properties, Inc.**, an Alabama corporation (**the "Grantor"**), for the sum of Five Hundred Twenty Seven Thousand and 00/100 Dollars (\$527,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **Alabama Airport Properties, LLC**, an Indiana limited liability company (**the "Grantee"**), all of Grantor's right, title, and interest in the following described property situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as set forth on Exhibit A attached hereto (**the "Property"**).

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the current year which are not yet due and payable.
2. Any minerals and mining rights not owned by Grantor.
3. All covenants, easements, restrictions, set back lines, rights of ways, and limitations, if any, of record, including, but not limited to, the following:
 - a) Rights of Way, rights in connection therewith, including limited right of access as granted to the State of Alabama, by instrument(s) recorded in Deed Book 248, Page 428.
 - b) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 104, Page 459; Deed Book 111, Page 138, and Deed Book 190, Page 297.
 - c) The following matters shown on Survey by Carl Daniel Moore on behalf of Surveying Solutions, Inc. dated August 27, 2019 and designated as Order No.: 171402:
 - (1) Encroachment of fence onto adjacent property along the North property line.
 - (2) Power and Telephone Lines traversing property.
4. All matters that would have been revealed by an ALTA survey.



TO HAVE AND TO HOLD to the Grantee, and its successors and assigns forever in fee simple. Grantor, for itself and its successors and assigns, covenants with the Grantee, and its successors and assigns, that Grantor, for itself and its successors and assigns, shall warrant and defend the same to the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

The Property does not constitute the homestead or principal dwelling of Grantor.

Drafter makes no warranty as to correctness of description or ownership of the premises. No survey has been performed in connection with this conveyance.

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

<u>Grantor Name and Mailing Address:</u>	<u>Grantee Name and Mailing Address:</u>
Groundwater Properties, Inc.	Alabama Airport Properties, LLC
1200 Corporate Drive, Ste. 100	524 NE Third Street
Birmingham, AL 35242	Paoli, Indiana 47454

Property Address: 10092 US Hwy 280, Westover, AL

Purchase Price: \$527,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

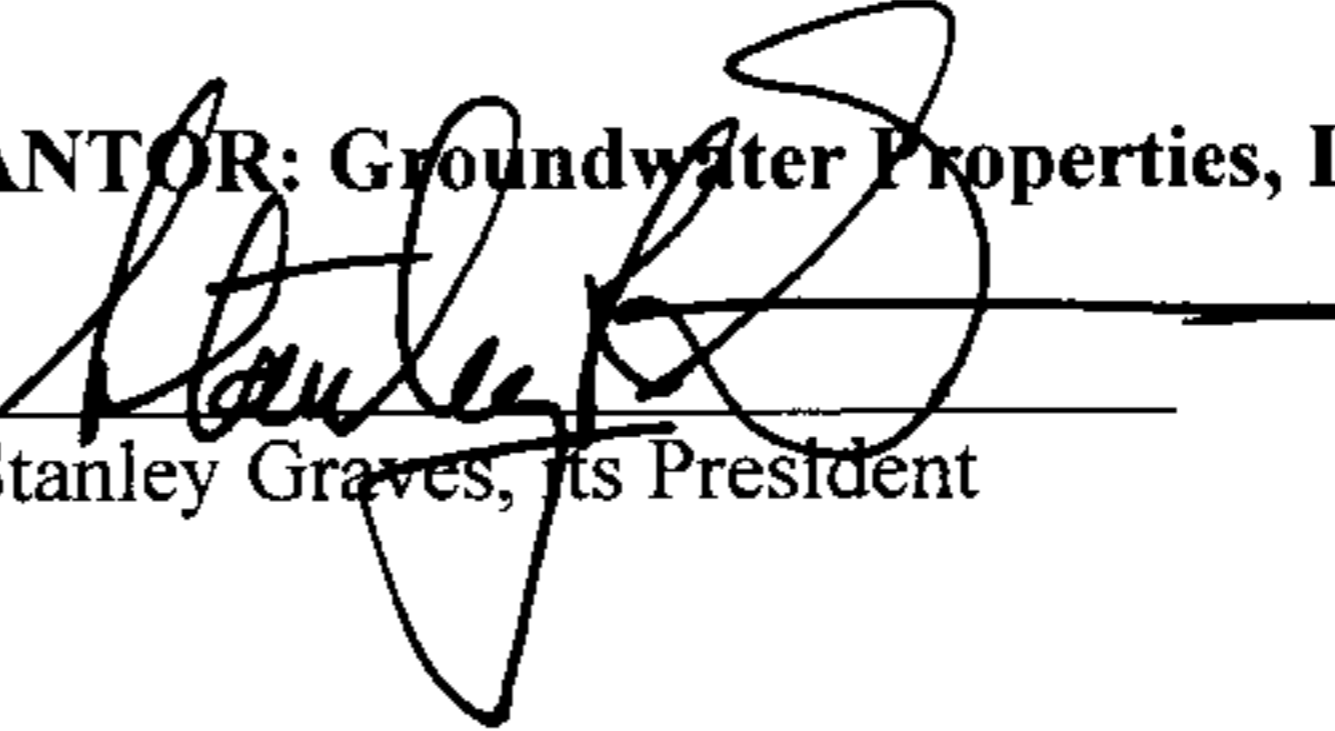
[Signature on following page]



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantor has executed this conveyance to be effective as of October 15, 2019.

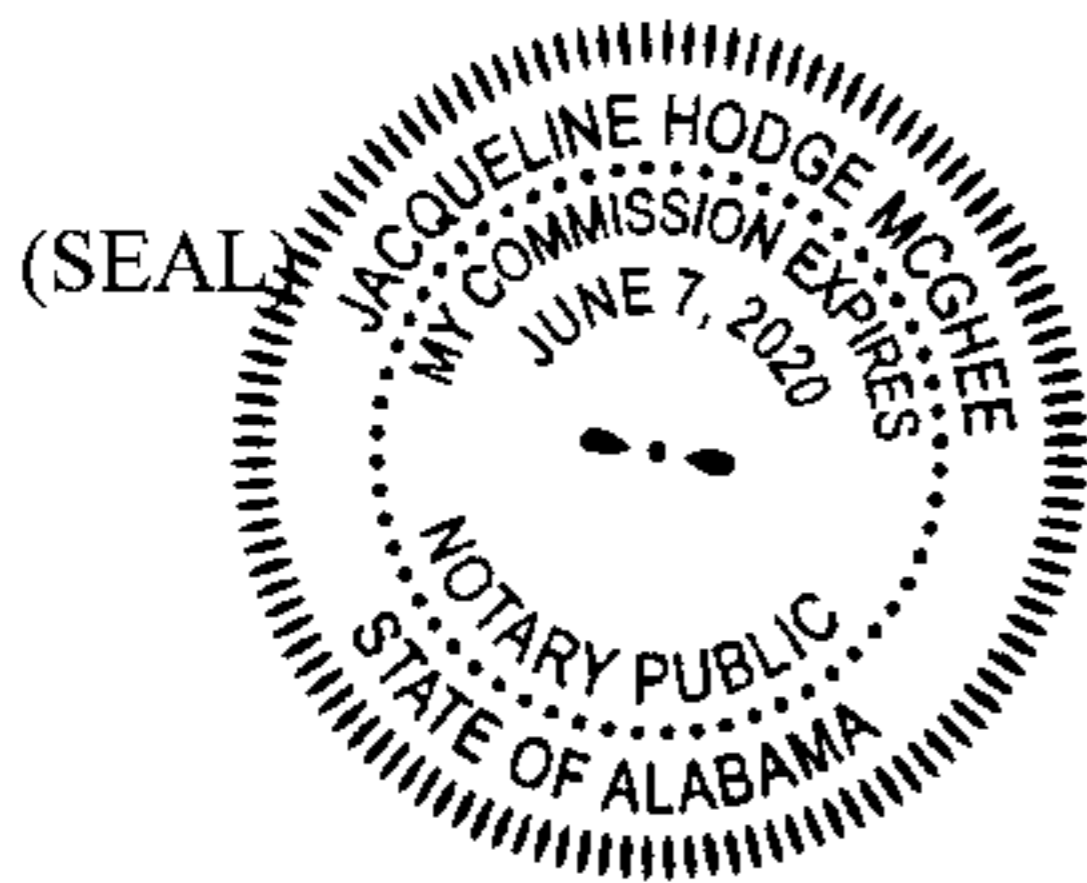
GRANTOR: Groundwater Properties, Inc.

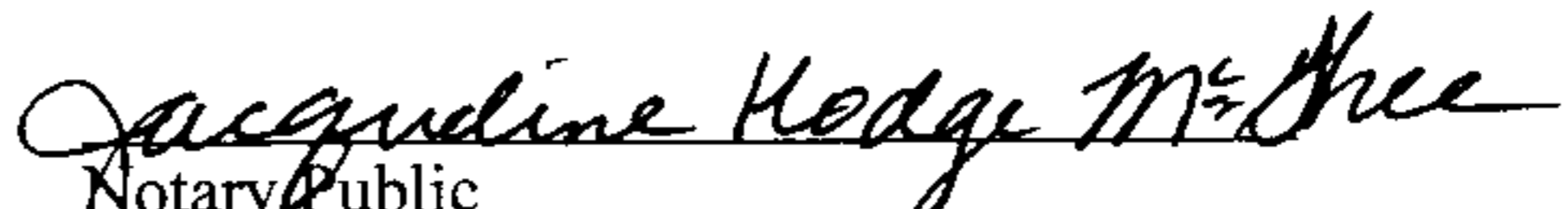
By: 
Stanley Graves, its President

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Stanley Graves, whose name as the President of Groundwater Properties, Inc., 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 said instrument, he executed the same, in said capacity, voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 15 day of October, 2019.




Notary Public
My Commission Expires June 7, 2020



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EXHIBIT A

Legal Description of Property

The East Half of all that part of the East Half of the Northeast Quarter of the Northeast Quarter of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, which lies North of the New U.S. Highway 280 right of way.

AND:

From a 1.25" pipe at the NE corner of Section 27, Township 19 South, Range 1 East, run thence West along the accepted North boundary of the NE 1/4 - NE 1/4 of said Section 27 a distance of 326.66 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 161.53 feet to a 3/4" rebar that is 834.01 feet East of a concrete monument accepted as the NW corner of the NE 1/4 - NE 1/4 of said Section 27; thence turn 89 degrees 39 minutes 55 seconds left and run 451.93 feet to a 1/2" rebar on the Northerly boundary of U.S. Highway #280 (300' R.O.W.); thence turn 108 degrees 14 minutes 20 seconds left and run 169.69 feet along said highway boundary to a 3/4" pipe; thence turn 71 degrees 42 minutes 31 seconds left and run 399.77 feet to the point of beginning of herein described parcel of land, situated in the NE 1/4 - NE 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

Situated and Lying in Shelby County, Alabama.

The Property address is known as 10092 US Hwy 280 Westover, AL.



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