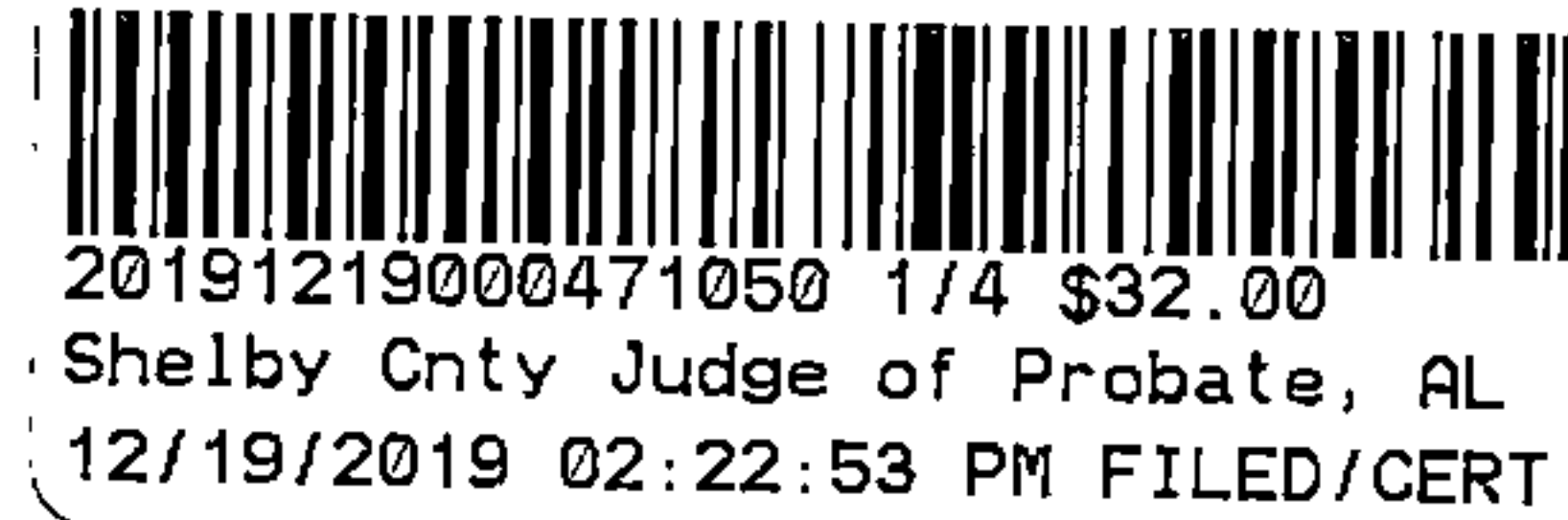


This instrument was prepared by:
Gail Livingston Mills, Esq.
Burr & Forman LLP
420 N. 20th Street, Suite 3400
Birmingham, Alabama 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of One Million One Hundred Thousand and No/100 Dollars (\$1,100,000.00), and other good and valuable consideration in hand paid by **COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM** ("Grantee"), to **MADISON RUN RESOURCES, LLC**, a Delaware limited liability company ("Grantor"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

Subject, however, to the following:

1. Ad valorem taxes for the year 2020 and subsequent years, not yet due and payable;
2. Right of way of a new 4-lane Birmingham-Montgomery Highway.
3. Transmission Line permits to Alabama Power Company recorded in Deed Book 101, Page 513; in Deed Book 108, Page 380; Deed Book 108, Page 379; Deed Book 171, Page 41; Deed Book 208, Page 610; and in Deed Book 245, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way to Shelby County dated March 21, 1970, recorded in Deed Book 261, Page 774 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Property unto the Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

17th IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this day of December, 2019.

GRANTOR:

By: _____

Johnson M. Green
Its Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Johnson M. Green, Manager of Madison Run Resources, LLC, a Delaware limited liability company, who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, 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 this 17th day of December, 2019.

Andrea D. West

Notary Public

My Commission Expires: 4.9.2020



20191219000471050 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/19/2019 02:22:53 PM FILED/CERT

EXHIBIT "A"

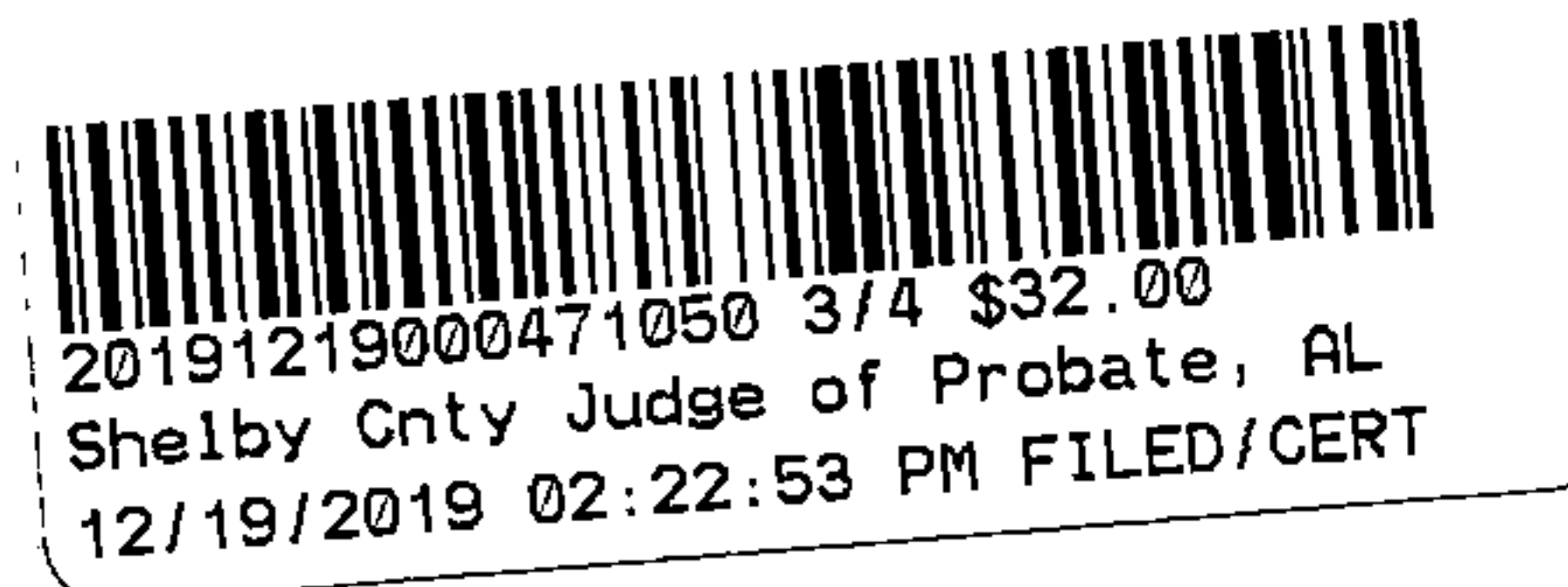
LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 1091.42 feet to a point; Thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 267.00 feet to the POINT OF BEGINNING; Thence run North 89°37'43" East along the south line of said 1/4 - 1/4 section a distance of 168.19 feet to a point on the west right-of-way line of U.S. Highway No. 31; Thence run North 25°28'05" East along the west right-of-way line of U.S. Highway No. 31 a distance of 496.98 feet to a point on the south right-of-way line of Welborn Street; Thence run South 89°54'56" West along the south right-of-way line of Welborn Street a distance of 117.33 feet to a point; Thence leaving the south right-of-way line of Welborn Street run South 32°40'13" West a distance of 77.40 feet to a point; Thence run North 71°37'31" West a distance of 59.87 feet to a point; Thence run North 78°04'45" West a distance of 77.71 feet to a point; Thence run South 17°51'44" West a distance of 358.78 feet to a point; Thence run South 89°21'12" East a distance of 43.69 feet to a point;

Thence run South 16°55'42" West a distance of 80.90 feet to a point to the POINT OF BEGINNING.

Said tract of land containing 2.31 Acres or 100458 square feet more or less.



Real Estate Sales Validation Form

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

Grantor's Name:	Madison Run Resources, LLC	Grantee's Name:	Commercial Development Authority of the City of Pelham
Mailing Address:	432 Turnberry Court Oxford, Mississippi 38655	Mailing Address:	3162 Pelham Parkway Pelham, Alabama 35124
Property Address:	2788 Pelham Parkway Pelham, AL 35124	Date of Sale:	December 19, 2019
		Total Purchase Price	\$1,100,000.00
		Or	
		Actual Value:	
		Or Assessors'	
		Market Value:	

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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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).

 X Unattested

Madison Run Resources, LLC

By: Johnson M. Green
Johnson M. Green, Manager

20191219000471050 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/19/2019 02:22:53 PM FILED/CERT