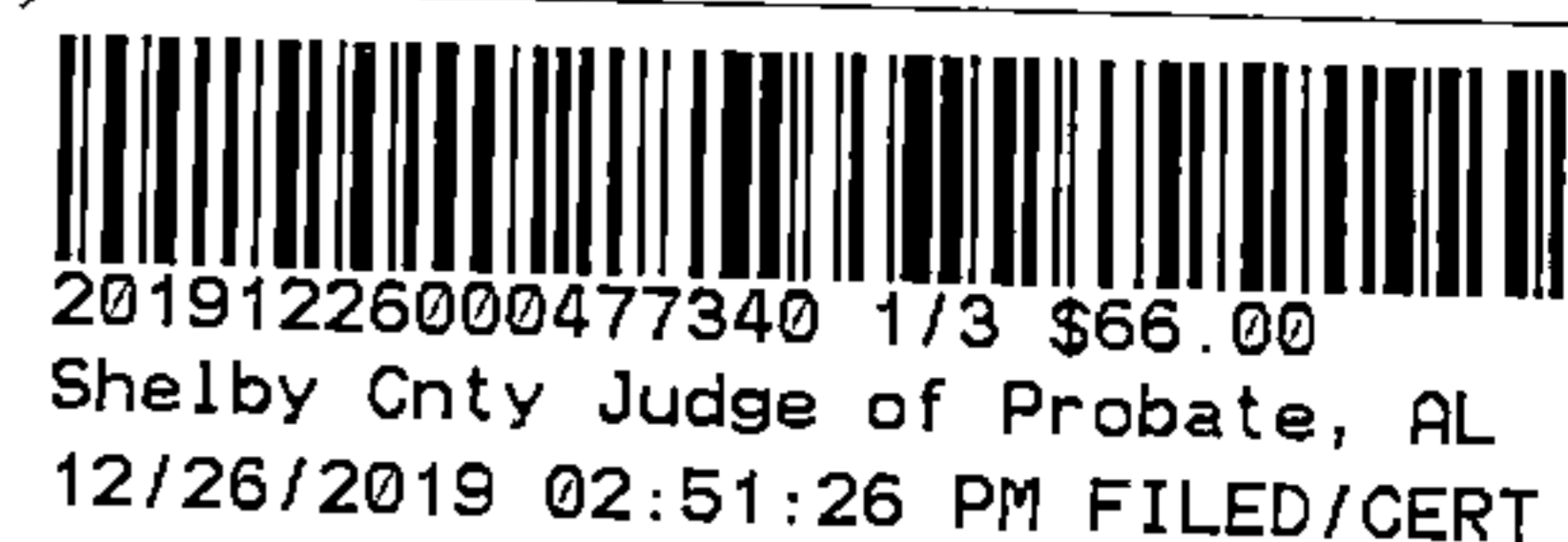


STATE OF ALABAMA)

COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, **Sharp Pelham, LLC**, an Alabama limited liability company (“Grantor”), does hereby grant, bargain, sell and convey unto **Krishna Properties LLC**, an Alabama limited liability company (“Grantee”), subject to the matters set forth below, the following described real estate (the “Property”), situated in Shelby County, Alabama to wit:

Lot 8A, according to the Resurvey of Lots 1, 2, 3, 4, 5, 7 and 8, Pelham Town Center, as recorded in Map Book 40, Page 87, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under the Property.
3. Reservation of non-exclusive easement for ingress and egress as set out in Inst. # 20071004000464250; Inst. # 20071004000464260; Inst. # 20060209000068230, and Inst. # 20060209000068210.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Inst. # 20080701000267170 and Real Volume 126, Page 301.
5. Maintenance Agreement by and between Sharp Pelham, LLC, an Alabama limited liability company, and the City of Pelham as recorded in Inst. # 20071127000539670.
6. Covenants, conditions, restrictions and limitations as set out in Inst. # 20071004000464330; First Amendment recorded in Inst. # 20071004000464340, and Second Amendment recorded in Inst. # 20080715000285300.
7. Sanitary Sewer Easement as shown in instrument recorded in Inst. # 1999-18785.
8. Driveway right of way as shown in instrument recorded in Deed Book 314, Page 861.

9. Declaration of Restrictions, Covenants, Conditions and Grant of Easements recorded in Inst. # 20080616000243120, as amended by First Amendment to Declaration of Restrictions, Covenants, Conditions and Grant of Easements recorded in Inst. # 20120229000071120.
10. Rights of others in and to Huntley Parkway.
11. Less and except any part of the Property lying within the right of way of a public road.
12. All matters shown on the plat recorded at Map Book 47 Page 87, including easements, building setback lines and restrictions.
13. All matters shown on the survey of Gonzalez-Strength & Associates, Inc., dated August 22, 2019 (Project No. 19-0444).

\$162,362.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys its interest in the Property to Grantee.

By acceptance of this Deed, Grantee hereby covenants and agrees for itself and its successors and assigns that Grantee will pay its share of the assessments and fees owed to the SAC Commercial Improvement District of Pelham ("SAC CID") within ten (10) days of receipt of a written invoice from SAC CID. This covenant and agreement shall run with the land conveyed hereby as against Grantee and its successors and assigns.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever, subject to the matters described above.

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: Grantee's Name and Mailing Address:

Sharp Pelham, LLC
400 Union Hill Dr., Suite 300
Birmingham, Al. 35209

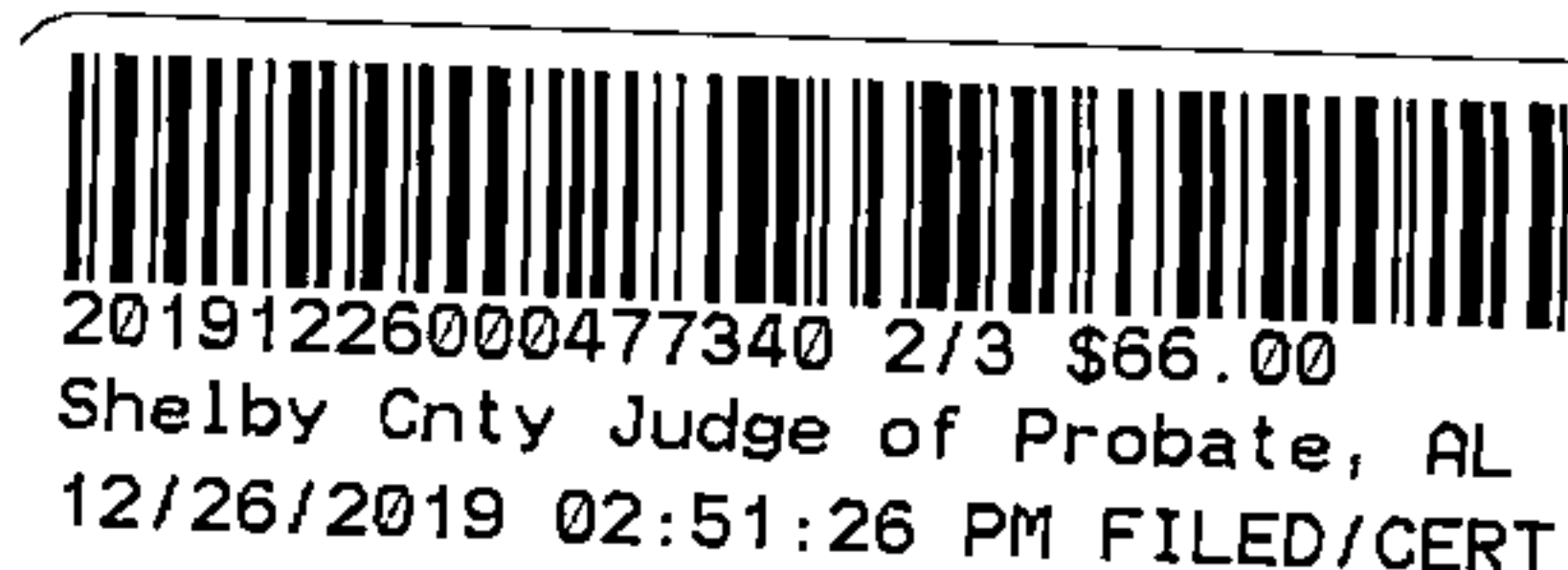
Krishna Properties LLC
P. O. Box 660364
Vestavia, Al. 35266

Property Address: Lot 8A, Pellham Town Center, Pelham, Al. 35124

Purchase Price: \$200,000.00

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

[SIGNATURE ON NEXT PAGE]

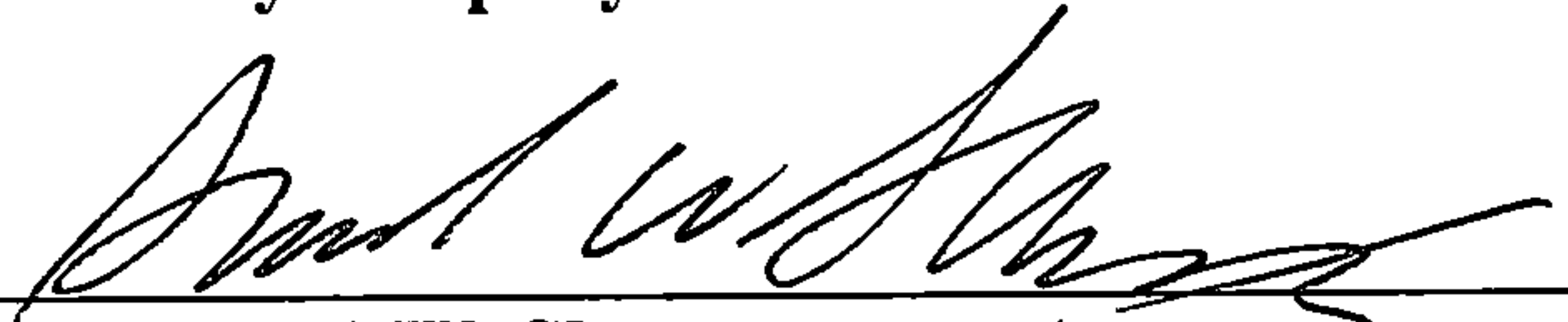


IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned sole member and manager as of the 18th day of December, 2019.

WITNESS:

GRANTOR:

SHARP PELHAM, LLC, an Alabama limited liability company


By: Samuel W. Sharp
Its: Sole Member and Manager


STATE OF ALABAMA)

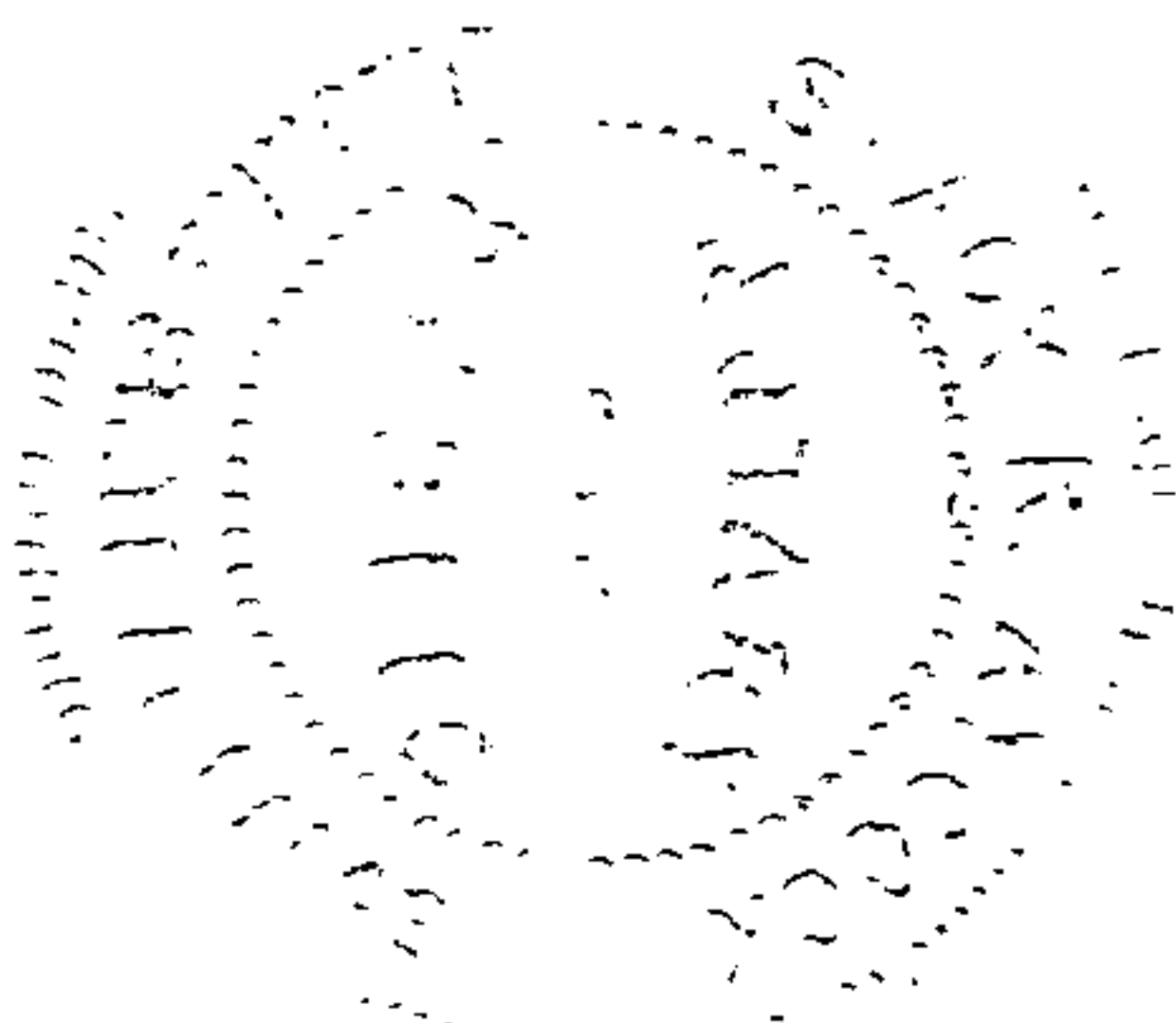
Shelby County, AL 12/26/2019
State of Alabama
Deed Tax: \$38.00

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Eugene K. Cole, whose name as sole member and manager of Sharp Pelham, LLC, an Alabama limited liability company, 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 the Deed, he, as such member and manager for said company, 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 the 18 day of December, 2019.


Notary Public
Name: STACY R AYCOCK
My commission expires: 03/27/23



20191226000477340 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
12/26/2019 02:51:26 PM FILED/CERT

This instrument was prepared by:

Robert H. Sprain, Jr.
Friedman, Dazzio, Zulanis & Bowling P.C.
3800 Corporate Woods Drive
Birmingham, Al. 35242

Send Tax Notice To:

Krishna Properties LLC
P. O. Box 660364
Vestavia, Al. 35266