

THIS INSTRUMENT PREPARED BY:  
Gregory K. Mixon, Esq.  
Mixon Firm, LLC  
2 Perimeter Park S #550E  
Birmingham, AL 35243

Send tax notices to:  
Avanti Polar Lipids, LLC  
2250 Acton Road  
Birmingham, AL 35243  
Attn: Kendall Roberson

STATE OF ALABAMA            )  
SHELBY COUNTY                )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to FOX VALLEY ESTATES, LLC, an Alabama limited liability company (“Grantor”), by AVANTI POLAR LIPIDS, LLC, an Alabama limited liability company (Grantee”), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the “Property”).

TO HAVE AND TO HOLD unto Grantee, and Grantee’s successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the “Exceptions”).

And Grantor, for Grantor, and Grantor’s successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor’s successors and assigns, except with respect to the Exceptions, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise.

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

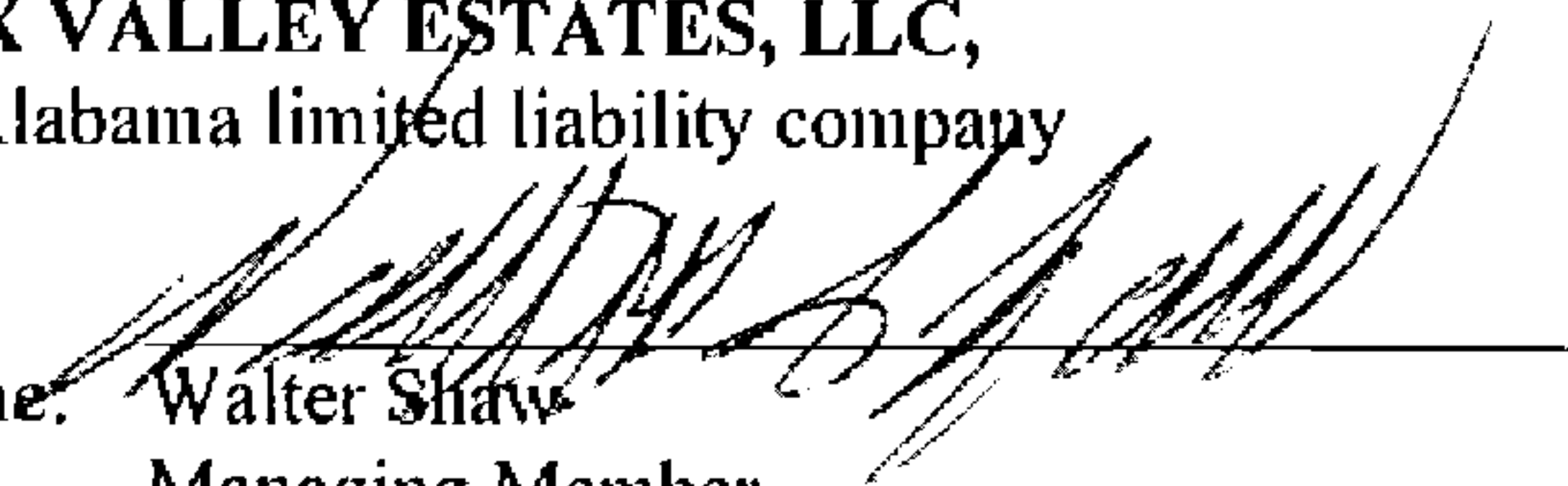
|                                        |                                     |
|----------------------------------------|-------------------------------------|
| Grantor’s Name and Mailing Address:    | Grantee’s Name and Mailing Address: |
| Fox Valley Estates, LLC                | Avanti Polar Lipids, LLC            |
| 4621 Dolly Ridge Road                  | 2250 Acton Road                     |
| Vestavia, AL 35243                     | Birmingham, AL 35243                |
| Property Address:                      |                                     |
| Date of Sale:                          | June 9 <sup>th</sup> , 2022         |
| Purchase Price:                        | \$500,000.00                        |
| The Purchase Price can be verified in: | X Closing Statement                 |

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

**GRANTOR:**

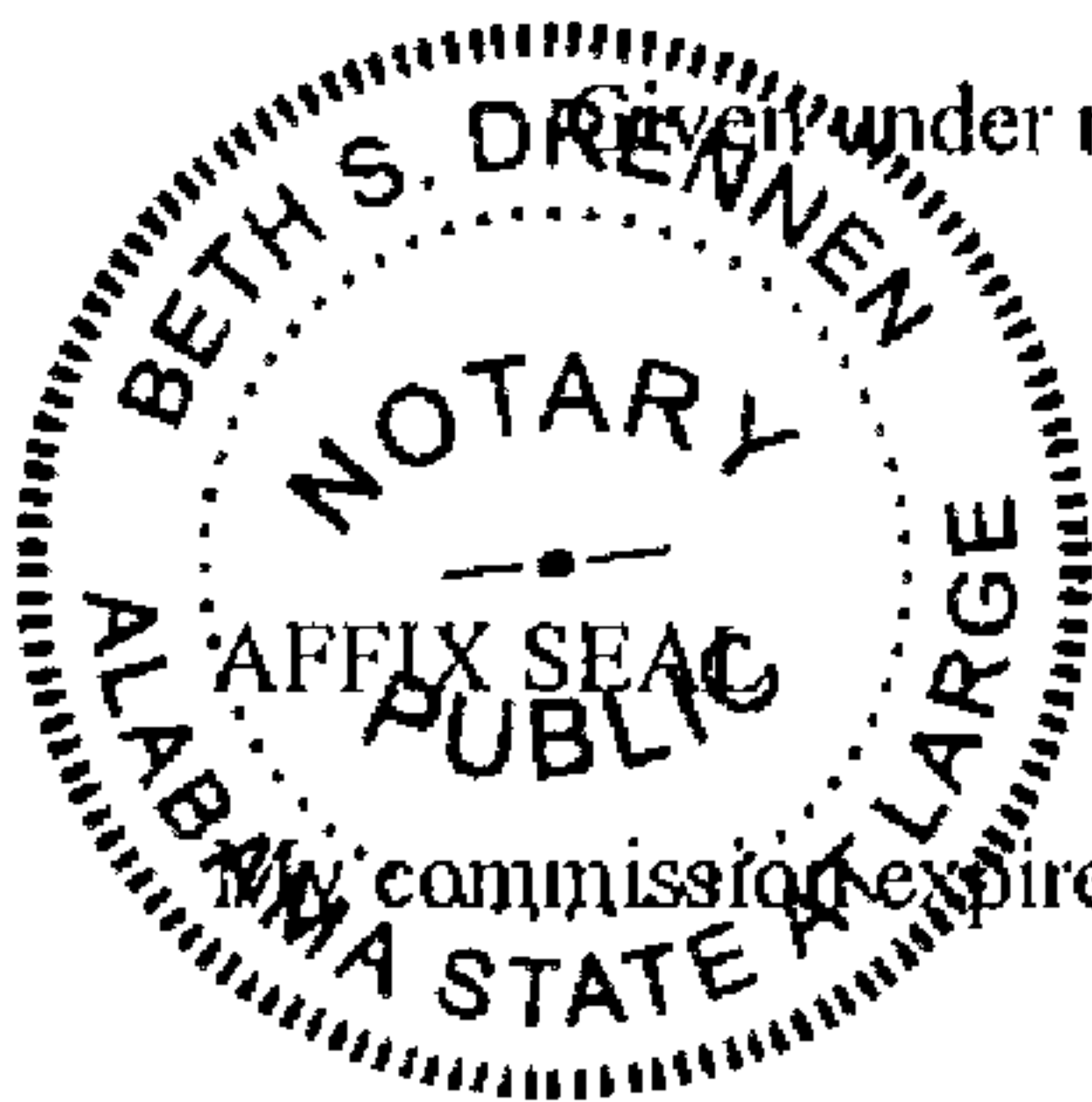
**FOX VALLEY ESTATES, LLC,**  
an Alabama limited liability company

By:   
Name: Walter Shaw  
Its: Managing Member

STATE OF ALABAMA                    )  
COUNTY OF Jefferson            )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Walter Shaw, whose name as Managing Member of Fox Valley Estates, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such representative 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 9th day of June, 2022.



  
Notary Public

My commission expires: 7/9/2024

**EXHIBIT A**

**Description of the Property**

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section a distance of 51.72 feet to the point of beginning; thence continue on last described course a distance of 545.00 feet to its intersection with the South right of way line of the Alabaster Industrial Road; thence 91 degrees 05 minutes to the right and run in an Easterly direction along the South line of said Alabaster Industrial Road right of way a distance of 400.00 feet; thence 88 degrees 55 minutes angle to the right and run in a Southerly direction 545.00 feet; thence 91 degrees 05 minutes to the right and run in a Westerly direction a distance of 400.00 feet to the point of beginning.

*More accurately described as:*

Begin at a found 1/2 inch capped rebar said point marking the Northeast corner of lot 1 Greenfield Sector as recorded in map book: 15, page: 111 in the office of the Judge of Probate, Shelby County, Alabama said point also lying on the Western-most Right of Way of Industrial Park Drive (50' ROW); thence leaving said corner and said right of way run North 88 degrees 49 minutes 46 seconds West along the North lines of lots 1, 2, 3, 4, 5, and 6 for a distance of 399.50 feet to a found crimped pipe said point lying on the north line of lot 6 of said subdivision; thence leaving said north line run North 00 degrees 05 minutes 40 seconds East for a distance of 545.39 feet to found 5/8 inch capped rebar said point lying on the Southern-most Right of Way of Industrial Road (80' ROW); thence run South 88 degrees 48 minutes 27 seconds East along said Right of Way for a distance of 399.09 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on aforementioned Industrial Park Drive Right of Way; thence leaving said Industrial Road Right of Way run South 00 degrees 03 minutes 05 seconds West along said industrial Park Drive Right of Way for a distance of 545.25 feet to the POINT OF BEGINNING.

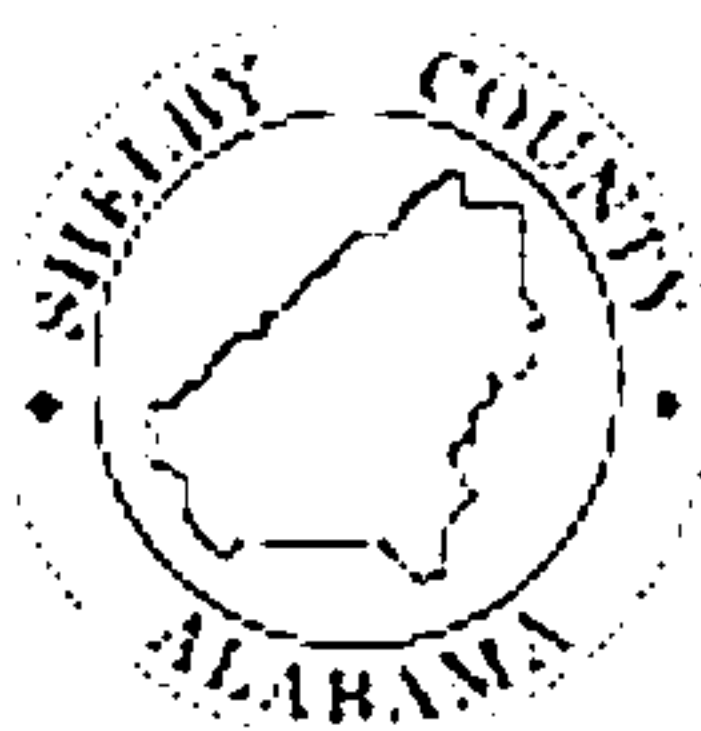
**EXHIBIT B**

**Exceptions**

1. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.
2. Any part of the Land lying within the right of way of a public road.
3. Rights of interested parties under outstanding unrecorded leases.
4. Easement to Alabama Power Company recorded in Deed Book 136, Page 395; Deed Book 48, Page 626; Final Record Volume 8; Instrument # 20211007000490520 and Instrument # 20211202000575390.

B-1

Statutory Warranty Deed  
Fox Valley Estates, LLC



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/09/2022 11:52:03 AM  
\$531.00 JOANN  
20220609000230930

*Allie S. Boyd*