


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
CGP MEDVEST BW, LLC
361 Summit Blvd., Suite 220
Birmingham, Alabama 35243
Attention: David S. Fowler


20150213000048150 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/13/2015 03:45:50 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 11th day of February, 2015 by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **CGP MEDVEST BW, LLC**, a Delaware limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten 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 the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 1, EBSCO's FED Addition to Hoover, as recorded in Map Book 44, Page 108 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. North Shelby County Fire and Emergency Medical District dues and assessments for the current tax year and for all subsequent years thereafter.
3. North Shelby County Library District dues and assessments for the current tax year and for all subsequent years thereafter.
4. All easements, restrictions, reservations, rights-of-way and other matters of record.

NOTE TO PROBATE OFFICE: THE ENTIRE PURCHASE PRICE PAID BY GRANTEE TO GRANTOR FOR THE PROPERTY IS REPRESENTED BY A LOAN FROM IBERIA BANK TO GRANTEE IN THE PRINCIPAL AMOUNT OF \$12,867,290.00 WHICH IS SECURED BY A MORTGAGE EXECUTED BY GRANTEE IN FAVOR OF IBERIA BANK BEING RECORDED CONTEMPORANEOUSLY HERewith IN THE PROBATE OFFICE.

5. Minerals of whatsoever kind, subsurface and surface substances, including, but not limited to, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Probate Office.

6. Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 109, Page 499 in the Probate Office.

7. Covenant and Agreement for Water and Sewer Services as recorded in Real Volume 235, Page 649 in the Probate Office.


8. Setback lines and other matters shown on survey of Michael R. Bridges dated ~~January 7~~, 2015.
February 12

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

EBSCO INDUSTRIES, INC., a Delaware corporation

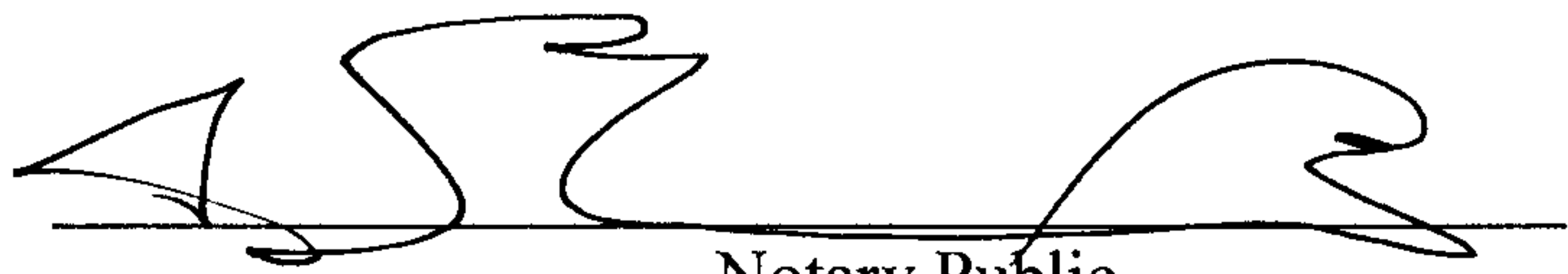
By: *Brooks Kvapp*
Printed Name: *Brooks Kvapp*
Title: *Vice President*


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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO INDUSTRIES, INC., a Delaware corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of such corporation.

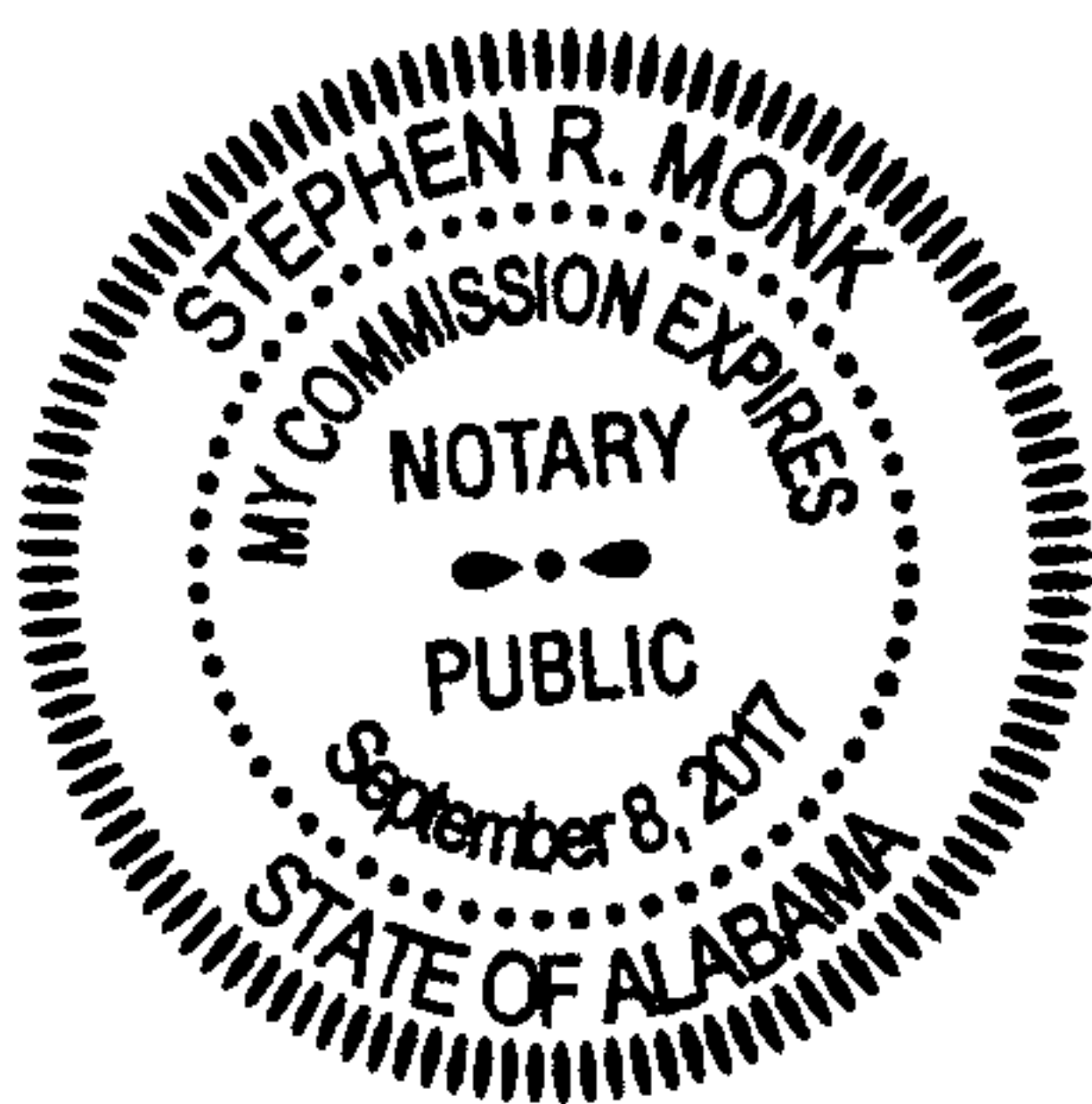
Given under my hand and official seal, this the 14th day of February, 2015.




Notary Public

My Commission Expires: 9-8-2017

[NOTARIAL SEAL]




20150213000048150 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/13/2015 03:45:50 PM FILED/CERT

This instrument prepared by:
Stephen R. Monk
Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, Alabama 35203

Real Estate Sales Validation
Form

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

Grantor's Name:

EBSCO INDUSTRIES, INC.

Mailing Address:

1 Mt Laurel Avenue, Suite 200
Birmingham, AL 35242

Grantee's Name:

CGP MEDVEST BW, LLC

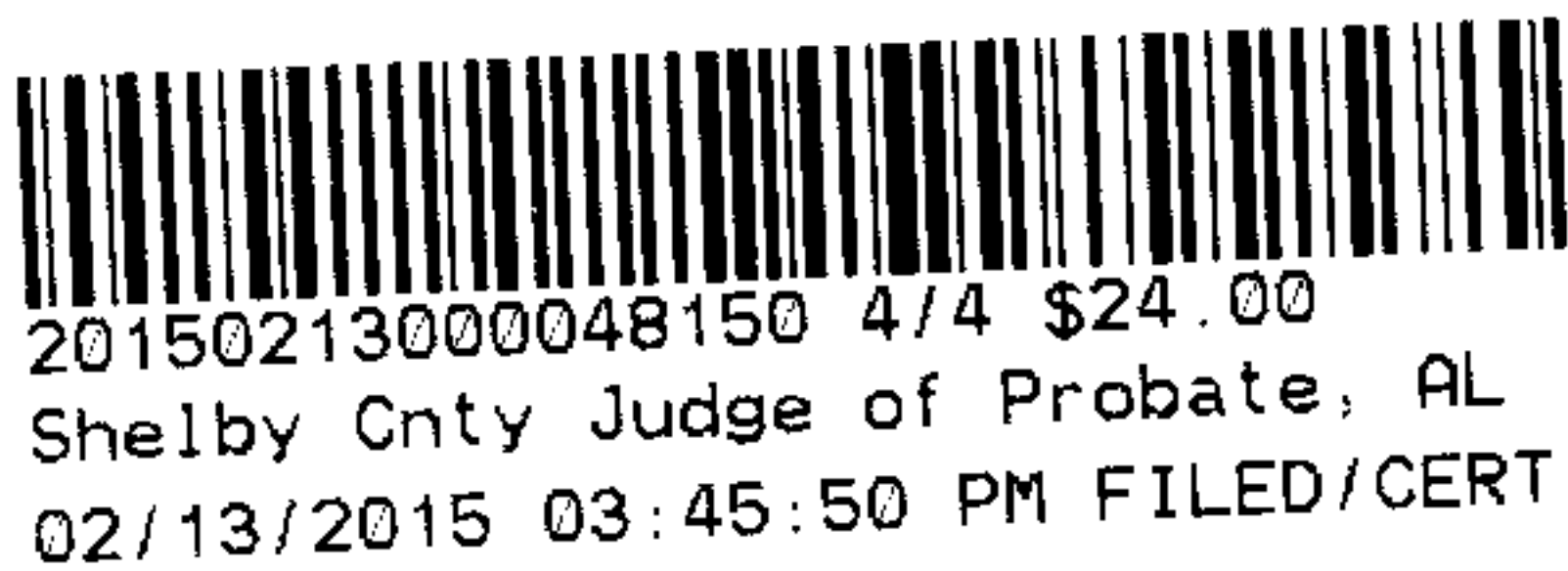
Mailing Address:

361 Summit Blvd., Suite 220
Birmingham, AL 35243

Property Address: Lot 1, EBSCO's FED Addition to
Hoover, as recorded in Map Book 44, Page 108 in
the Probate Office of Shelby County, Alabama

Date of Sale:

February 12, 2015



Total Purchase Price

\$2,962,080.00

or

Actual Value

\$

or

Assessor's 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)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other

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).

Date February 11, 2015

EBSCO INDUSTRIES, INC.

☒ Unattested

By: Bryan Knapp
Its: Vice President

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1