

SEND TAX NOTICE TO:

Alabama Becknell Investors LLC
704 Adams Street, Suite A
Carmel, IN 46032



20150720000244770 1/4 \$10998.00
Shelby Cnty Judge of Probate, AL
07/20/2015 08:24:57 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Million Nine Hundred Seventy-Five Thousand Dollars and 00/100 (\$10,975,000.00) and other good and valuable consideration paid to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **GCP-SCP ONE AND THREE, LLC**, a Delaware limited liability company, whose address is 110 Office Park Drive, Suite 200, Birmingham, Alabama 35223 (herein referred to as GRANTOR), does each hereby GRANT, BARGAIN, SELL and CONVEY unto **ALABAMA BECKNELL INVESTORS LLC**, a Delaware limited liability company, whose address is 704 Adams Street, Suite A, Carmel, IN 46032 (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein by reference (the "Property").

Subject to those matters described in Exhibit B that is attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

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

Grantor shall defend the title to the Property conveyed unto Grantee against the lawful claims and demands of all parties claiming by, through or under Grantor but against no other claims or persons whatsoever, subject however to the Permitted Exceptions.

[Signatures on the Following Pages]

Shelby County, AL 07/20/2015
State of Alabama
Deed Tax: \$10975.00

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto sets its signature and seal this 16 day of July, 2015.

GCP-SCP ONE AND THREE, LLC, a Delaware limited liability company

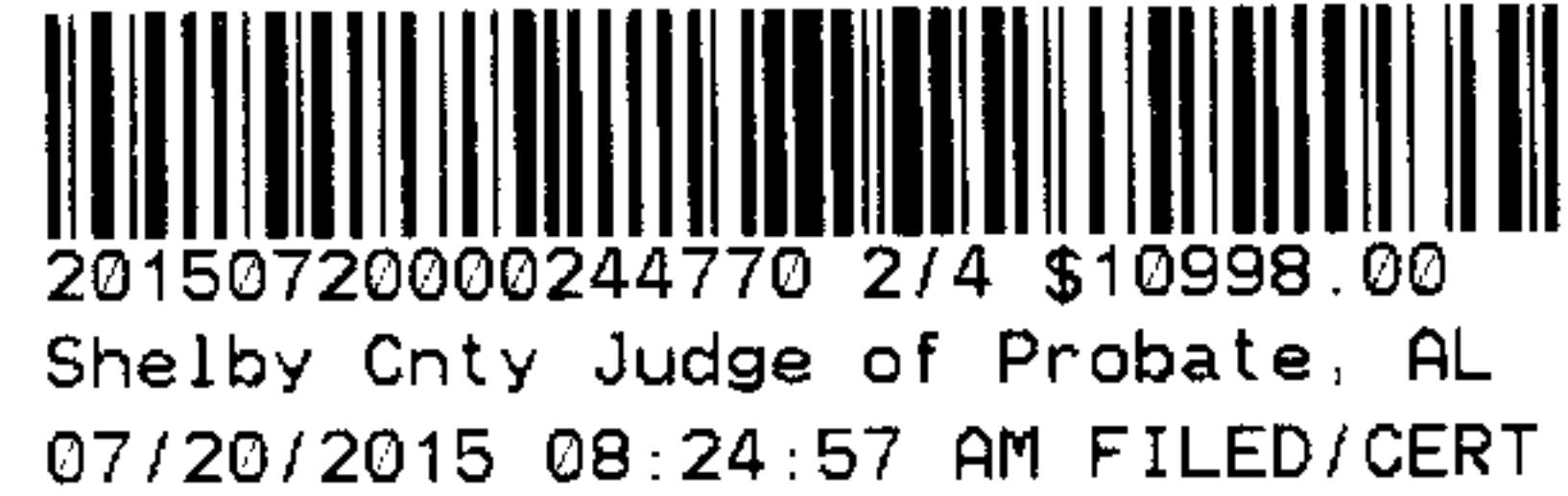
By: Graham Commercial Properties, LLC
Its: Member

By: GCPM. LLC, its Manager

By: H Michael Graham
Name: H Michael Graham
Title: Manager

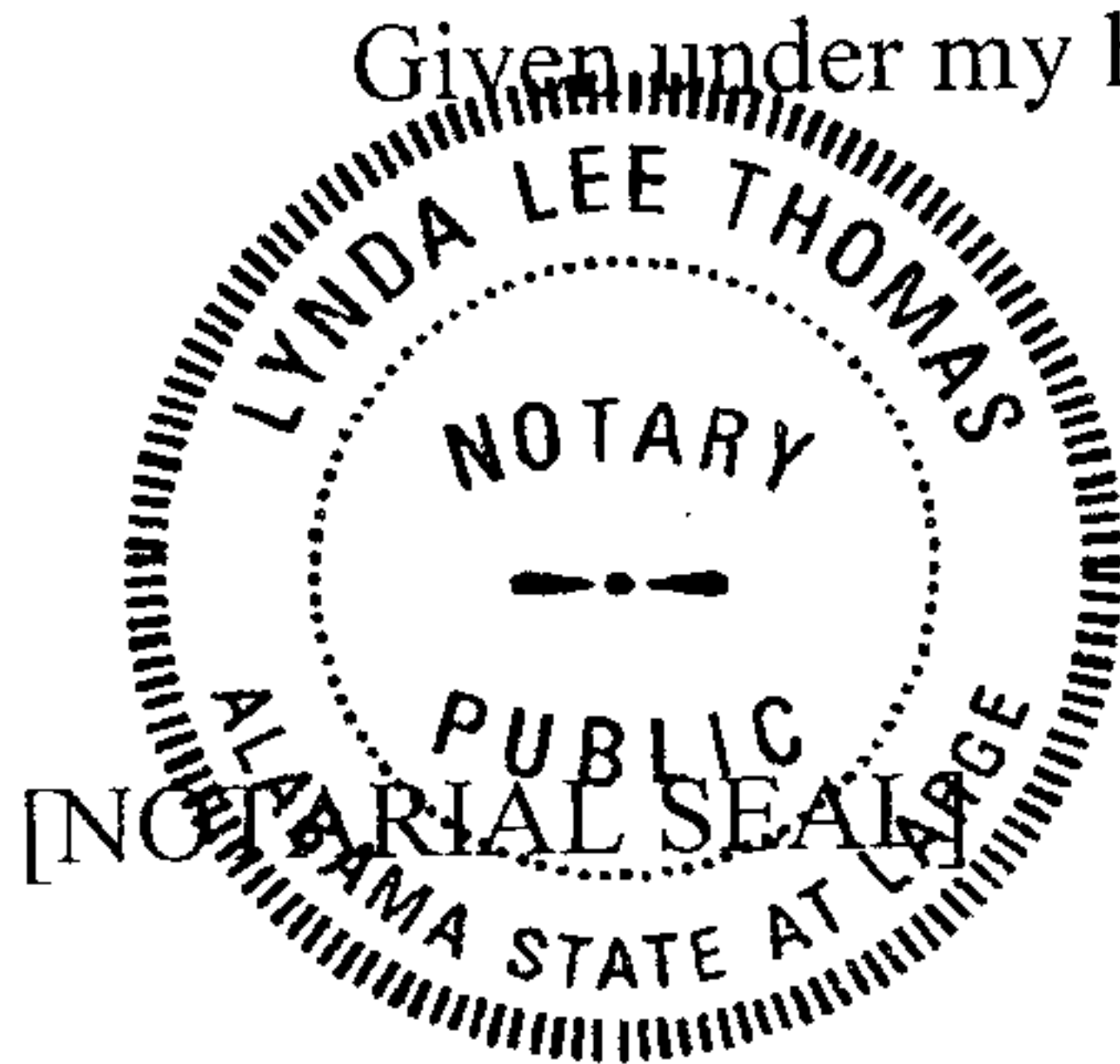
STATE OF ALABAMA)

JEFFERSON COUNTY)



I, the undersigned, a notary public in and for said county in said state, hereby certify that H. Michael Graham, whose name as Authorized Member & Manager of GCPM, LLC of Graham Commercial Properties, LLC, as Member of **GCP-SCP ONE AND THREE, LLC**, a Delaware limited liability company, who 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 executed the same voluntarily in his capacity as Authorized Member of said limited liability company. and Manager

Given under my hand and official seal this 16th day of July, 2015.



Lyndia Lee Thomas
Notary Public

My commission expires: 8/20/2015

Prepared by:

Jack J. Kubiszyn, Esq.
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, AL 35203

When recorded return to:

Harrington & Tock LLC
Attn: Patrick Harrington
201 W. Springfield Ave., Suite 601
Champaign, IL 61820

Exhibit A

Legal Description

Lot 2B, according to the Survey of Graham's Resurvey of Lot 2, Shelby Commerce Park, as recorded in Map Book 35, Page 18, in the Probate Office of Shelby County, Alabama.



20150720000244770 3/4 \$10998.00
Shelby Cnty Judge of Probate, AL
07/20/2015 08:24:57 AM FILED/CERT

EXHIBIT B

Permitted Exceptions



20150720000244770 4/4 \$10998.00
Shelby Cnty Judge of Probate, AL
07/20/2015 08:24:57 AM FILED/CERT

1. Mineral and mining rights not owed by Grantor.
2. 2015 taxes, assessments, water and sewer charges and rents that have become a lien against the Property, but are not yet due and payable or which may be assessed or accrue subsequent to the date hereof.
3. All building and zoning laws and ordinances and any County, State or Federal regulations affecting the Property or its use or occupancy.
4. Building lines and easements as shown on Map Book 35, Page 18, in the Probate Office of Shelby County, Alabama.
5. Easements, Conditions, Reservations and Release of Damages as recorded in Instrument 1996-30200, in the Probate Office of Shelby County, Alabama.
6. Easement for Alabama Power Company referred to Instrument 1996-30200, recorded in Deed Book 143, Page 357; Instrument 20051031000564190; Instrument 20060630000315090; in the Probate Office of Shelby County, Alabama.
7. Declaration of Easement as recorded in Instrument 20051114000593080 in the Probate Office of Shelby County, Alabama.
8. Easement to Spring Communications Company as recorded in Instrument 20120217000059230, in the Probate Office of Shelby County, Alabama.
9. Restrictive Covenants and Maintenance Agreement as recorded in Instrument 20070817000388130, in the Probate Office of Shelby County, Alabama.
10. Terms and conditions of any unrecorded leases and any and /or all amendments and modifications thereto.