

**Return and send tax notice to:**  
SCF RC FUNDING IV LLC  
47 Hulfish Street, Suite 210  
Princeton, NJ 08542  
Attn: Chama Punlertpathanakon

**This instrument prepared by:**  
Reece Moore Pendergraft LLP  
P.O. Box 1788  
Fayetteville, Arkansas 72702

STATE OF ALABAMA     )  
  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **CT BTS, LLC** an Arkansas limited liability company ("Grantor"), by **SCF RC FUNDING IV LLC**, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the described premises to said Grantee, its successors and assigns forever subject however, subject to and without warranty as to those certain matters set forth and described on Exhibit B attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Permitted Exceptions**").

GRANTOR makes no warranty or covenant respecting the nature of or quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

(Signature appears on the following page)


IN WITNESS WHEREOF, GRANTOR has caused its duly authorized representative to set its signature hereunto as the act of such GRANTOR, this 28<sup>th</sup> day of September, 2017.

**GRANTOR:**

**CT BTS, LLC** An Arkansas limited liability company

By: The McLain Group, LLC, Its Manager

By:

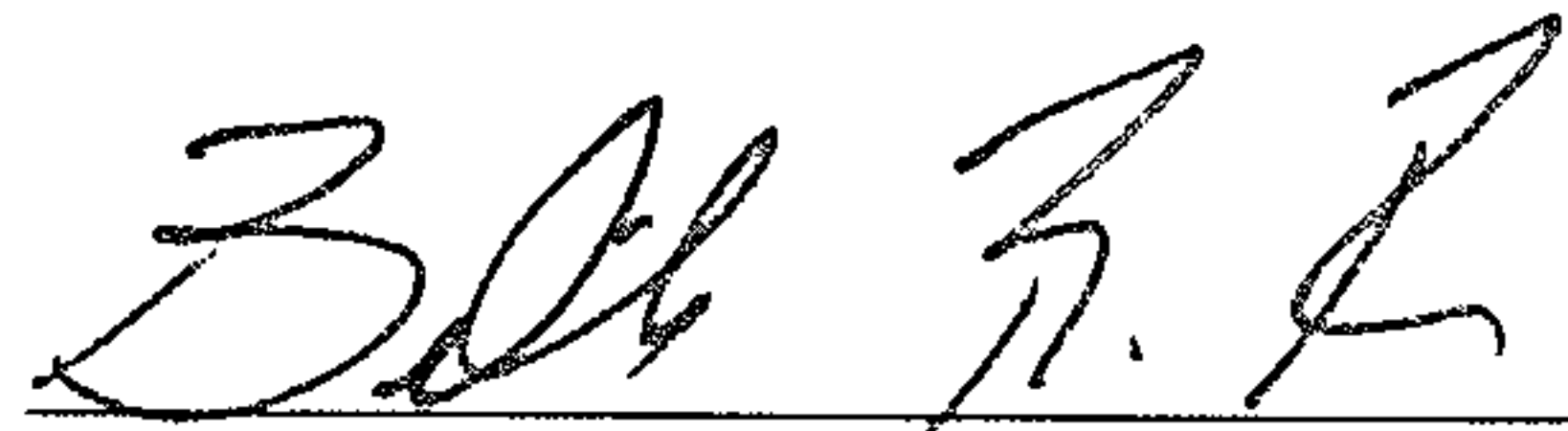
  
Christian Baldwin, Its Manager

STATE OF ARKANSAS)

COUNTY OF WASHINGTON)

I, Billy R. Price, a Notary in and for said County in said State, hereby certifies that Christian Baldwin, as Manager of The McLain Group, LLC, the Manager of CT BTS, LLC, an Arkansas limited liability company, who signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 28<sup>th</sup> day of September, 2017.



NOTARY PUBLIC

My commission expires: \_\_\_\_\_

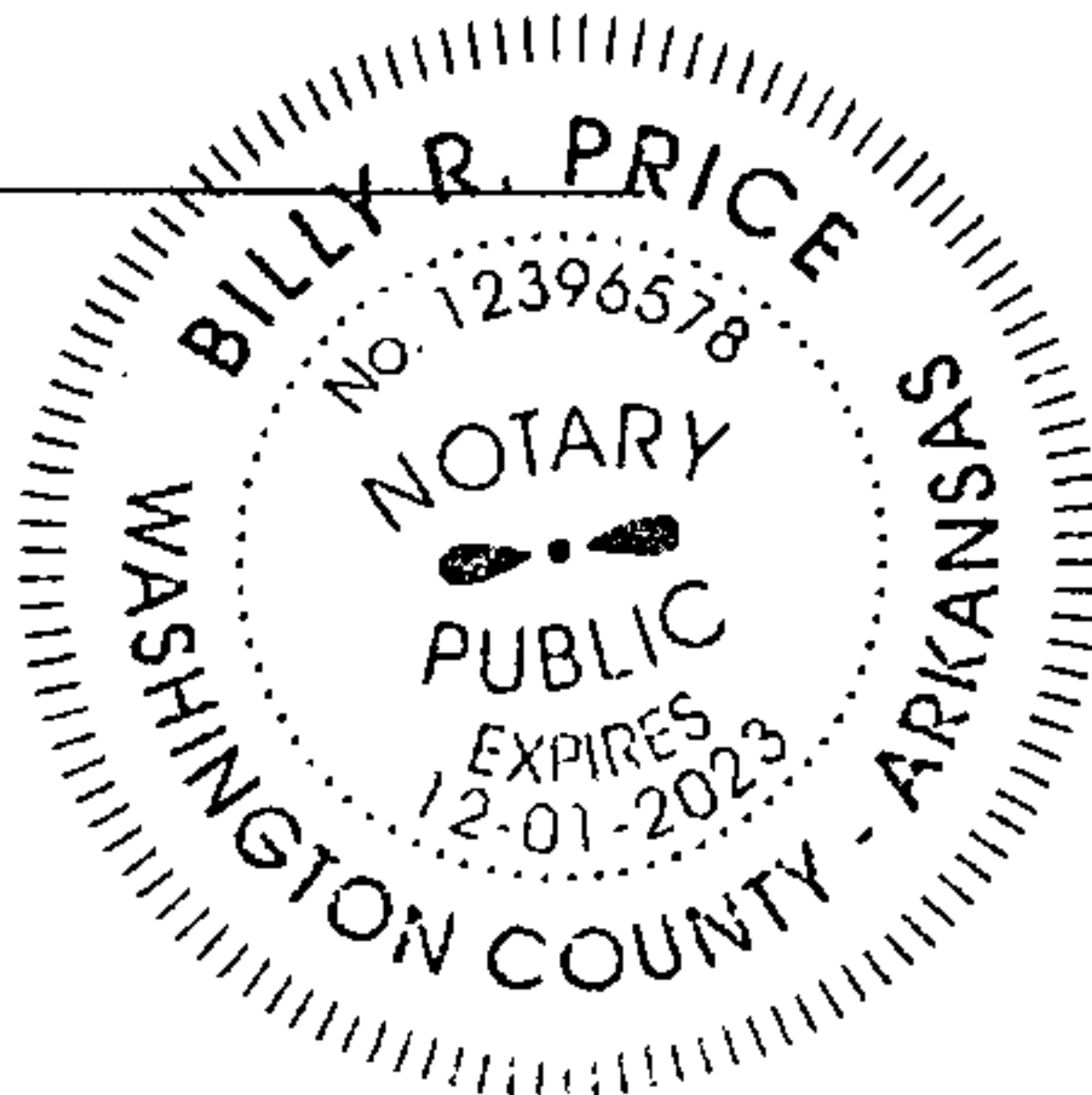


Exhibit A

Description of the Land

The following described real property situated in the County of Shelby, State of Alabama, to wit:

Lot 2, according to the Survey of Tattersall Park Survey, No. 1 as recorded in Map Book 46, page 85, in the Probate Office of Shelby County, Alabama.

**For informational purposes only:**  
6009 Tattersall Drive, Hoover, AL

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

### EXCEPTIONS

1. All taxes for the year **2018** 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, oil, gas, sand and gravel in , on and under subject premises.
3. **Right of Way granted to Alabama Power Company in Instrument 20160721000255090 and Instrument 20160926000350870, in the Probate Office of Shelby County, Alabama.**
4. **Use Restrictions and Rights in and to easements granted in that certain Restrictive Use and Reciprocal Easement Agreement as recorded in Instrument 20170224000065890, in the Probate Office of Shelby County, Alabama.**
5. **The following items as shown on that certain plat recorded in Map Book 46, page 85, in the Probate Office of Shelby County, Alabama:**
  - a) 5' Utility Easement
  - b) 12.5' Storm Sewer Easement
  - c) 15' Storm Sewer Easement
  - d) 50' Front Building Setback Line
  - e) 30' Rear Building Setback Line
  - f) 15' Side Building Setback Line
6. **Rights of others granted in that certain Sanitary Sewer Easement Agreement by and between EBSCO Industries, Inc. and CT BTS, LLC, dated 2/23/2017, filed for record 2/24/2017, recorded in Instrument 20170224000065900 as amended by that certain First Amendment to Sanitary Sewer Easement Agreement dated 8/30/2017, filed for record 9/06/2017, recorded in Instrument 20170906000324860, in the Probate Office of Shelby County, Alabama.**
7. **Terms and conditions as set forth in that certain unrecorded Lease Agreement, dated May 25, 2017, by and between CT BTS, LLC, as Landlord, and NextLevl Alabama, LLC, as Tenant. Said Landlord rights being assigned pursuant to that certain unrecorded Assignment and Assumption of Leases dated October 16, 2017, by and between CT BTS, LLC, as Assignor, and SCF RC Funding IV LLC, as Assignee**



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name CT BTS LLC  
 Mailing Address 653 W Dickson Street  
Fayetteville, AR 72701

Grantee's Name SCF RC FUNDING IV LLC  
 Mailing Address 47 Hulfish Street, Suite 210  
Princeton, NJ 08542

Property Address 6009 Tattersall Drive  
Hoover, Alabama 35242

Date of Sale September 29, 2017

Total Purchase Price \$ 5,383,599.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 10/18/2017 03:09:50 PM  
 S5414.00 CHERRY  
 20171018000379360

*James W. Fuhrmeister*

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 ☐ Appraisal  
☒ Sales Contract ☐ Other \_\_\_\_\_  
☐ 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).

Date 9/28/17

Print: Christian Baldwin

☐ Unattested

\_\_\_\_\_  
 (verified by)

Sign: [Signature]  
 Grantor/Grantee/Owner/Agent (circle one)

**Form RT-1**