

20171024000385340 1/5 \$1516.00  
Shelby Cnty Judge of Probate, AL  
10/24/2017 01:41 54 PM FILED/CERT

Prepared by and when recorded return to:  
Lindsay Whitworth, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North, Suite 2400  
Birmingham, Alabama 35203-2618  
(205) 254-1000

Send tax notices to:  
Cavender Family Beneficiary OOS, Ltd.  
7820 South Broadway Avenue  
Tyler, Texas 74703

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

THAT **THE CWD, L.L.C.**, an Alabama limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **CAVENDER FAMILY BENEFICIARY OOS, LTD.**, a Texas limited partnership (the "Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the "Property"), subject to those matters more particularly described set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), none of which shall be deemed to be reimposed.


TO HAVE AND TO HOLD the Property unto Grantee and Grantee's respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to those Exceptions listed above.

Shelby County, AL 10/24/2017  
State of Alabama  
Deed Tax: \$1488.00

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:
The CWD, L.L.C.	Cavender Family Beneficiary OOS, Ltd.
510 Office Park Drive, Suite 210	7820 South Broadway Avenue
Birmingham, AL 35223	Tyler, TX 74703
Property Address: Hwy 280 & Tattersall Blvd	
Date of Sale:	October 20, 2017
Total Purchase Price:	\$1,487,700.00
The Purchase Price can be verified in:	<input checked="checked" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

*[Signature(s) on following page(s)]*

  
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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of October 20<sup>th</sup>, 2017.

**GRANTOR:**

**THE CWD, L.L.C.,**  
an Alabama limited liability company

By: Charles W. Daniel

Name: Charles W. Daniel

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 Charles W. Daniel whose name as a Managing Member of The CWD, L.L.C., 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, as such member 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 19<sup>th</sup> day of October, 2017.



Dunal Merkeron McCurdy  
Notary Public

My commission expires: 1.13.20



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## **EXHIBIT A**

### **Description of the Property**

Lot 1A of The Crossroads Northeast being as recorded in Map Book 48, Page 64, Shelby County, Alabama, being a Resurvey of Lot 1, according to the Final Record Plat of The Crossroads Northeast, recorded as Instrument No. 20050517000236510, being a resurvey of an acreage parcel and Lot 1C School House Properties Subdivision Resurvey No. 1 as recorded in Map Book 24 at Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with those rights as set forth in (i) that certain Access Agreement by and among Dantract, Inc., the CWD, L.L.C., and EBSCO Industries, Inc. dated May 1, 2017, and recorded May 8, 2017, as Instrument No. 20170508000160140, in the Office of the Judge of Probate, Shelby County, Alabama; and (ii) that certain Declaration of Covenants, Restrictions and Easements dated October 20, 2017, and recorded X, 2017, as Instrument No. \_\_\_\_\_, in the Office of the Judge of Probate, Shelby County, Alabama.

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### [Permitted Exceptions]

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