

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 <u>Exhibit A</u> 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 <u>Exhibit B</u> 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:	Closing Statement Sales Contract Appraisal Bill of Sale Property Tax Bill or Assessment

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

20171024000385340 2/5 \$1516.00 Shelby Cnty Judge of Probate: AL 10/24/2017 01:41:54 PM FILED/CERT

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 2017.

GRANTOR:

THE CWD, L.L.C.,

an Alabama limited liability company

Name: Charles W. Daniel

Managing Member Its:

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 19th day of October, 2017.

Notary Public
My commission expires: 1.13.20

Shelby Chty Judge of Probate, AL 10/24/2017 01:41:54 PM FILED/CERT

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, 2017, as Instrument No.
, in the Office of the Judge of Probate, Shelby County, Alabama.
V_ Dalla alla alla alla

X20171024000385320

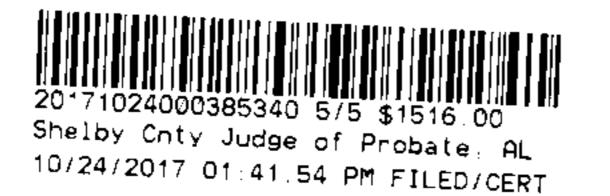
20171024000385340 4/5 \$1516.00 Shelby Cnty Judge of Probate: AL 10/24/2017 01:41:54 PM FILED/CERT

EXHIBIT B

[Permitted Exceptions]

- 1. Ad valorem taxes for the year 2018, and subsequent years, which are not yet due and payable.
- 2. Minerals and mining rights not owned by Grantor.
- 3. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 24, Page 39 and Plat Book 35, Page 29, in the Probate Records of Shelby County, Alabama.
- 4. Restrictions and restrictive covenants of record in the Office of the Judge of Probate of Shelby County, Alabama, recorded in Official Records Book 265, Page 96, Official Records Book 314, Page 506, as amended by Official Records Instrument No. 1996-00531, as further amended by Official Records Instrument No. 1996-00532, and as further amended by Official Records Instrument No. 2000-38942, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). The Company hereby affirmatively insures that there are no rights to repurchase, rights of first refusal or rights of first offer under the foregoing documents that are applicable to the insured property.
- 5. Covenant and agreement for Water Service by instrument recorded in Official Records Book 235, Page 574, in the Office of the Judge of Probate, Shelby County, Alabama.
- 6. Easements granted to Alabama Power Company, by instruments recorded in Official Records Book 109, Page 491, and Official Records Book 141, Page 180, all in the Office of the Judge of Probate, Shelby County, Alabama.
- 7. Covenants, conditions, reservations, restrictions, easements, rights of way, and build setback lines as set out on plat recorded in Official Records Instrument No. 20050517000236510, in the Office of the Judge of Probate, Shelby County, Alabama.
- 8. 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.

9.	Terms	and cond	litior	is of tha	at cer	tain Decla	ration of Cover	nants, Restrict	ions a	nd Easem	ents
	dated	October	20,	2017,	and	recorded		, 2017,	as In	strument	No.
		<u> </u>			, in t	he Office o	f the Judge of	Probate, Shelb	y Cou	inty, Alaba	ama.



4-2 + 20/7/024000385320