

SEND TAX NOTICE TO:
Global Signal Acquisitions IV LLC
Attention: Legal Department
2000 Corporate Drive
Canonsburg, Pennsylvania 15317

STATE OF ALABAMA)
)
SHELBY COUNTY)

Property Address: 2147 Riverchase Office Road
 Hoover, Alabama 35244

Purchase Price/Fair Market Value: \$142,670.00

GRANTOR ADDRESS:
3700 Cahaba Beach Road, Birmingham Alabama 35242

GRANTEE ADDRESS:
2000 Corporate Drive, Canonsburg, Pennsylvania 15317

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED executed and delivered this 10th day of April, 2024, by **CHINA IRWIN GALISSARD DE MARIGNAC**, **Personal Representative of the estate of D. Bruce Irwin, A/K/A Donald Bruce Irwin** (hereinafter referred to as "**Grantor**"), to **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company (hereinafter referred to as "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Forty Two Thousand Six Hundred Seventy and 00/100 Dollars (\$142,670.00) paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama and more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "**Property**");

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is made subject to the following:


1. Taxes and assessments for the year 2024, and subsequent years.

TO HAVE AND TO HOLD, to Grantee, and its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property and that the Property is free from all encumbrances unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, that Grantor and Grantor's successors and assigns shall warrant and defend the same to said Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this General Warranty Deed to be executed on the date first above written.

GRANTOR:



**CHINA IRWIN GALISSARD DE
 MARIGNAC, Personal Representative of
 the estate of D. Bruce Irwin, A/K/A
 Donald Bruce Irwin**

STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CHINA IRWIN GALISSARD DE MARIGNAC, Personal Representative of the estate of D. Bruce Irwin, A/K/A Donald Bruce Irwin**, whose name is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, she, in her capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of April, 2024


 Notary Public
 My Commission Expires: Nov. 29, 2027

[NOTARIAL SEAL]

This Instrument Prepared By:
 Matthew W. Barnes, Esq.
 Burr & Forman LLP
 420 20th Street North, Suite 3400
 Birmingham, Alabama 35203

After Recording Return To:

Tower Title & Closing
 18 Imperial Place
 Providence, RI 02903
 Attn: Closing

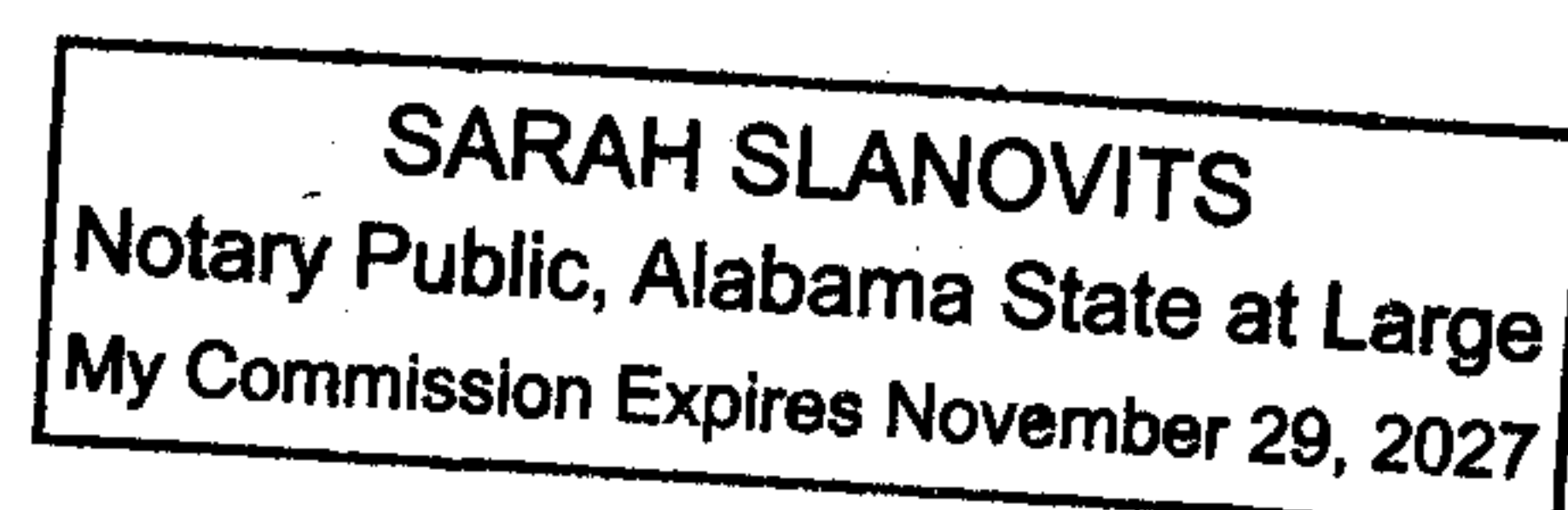


EXHIBIT "A"

(SUBJECT PROPERTY)

Lot 2 of Irwin's Subdivision as recorded in Map Book 43 Page 122 in the Probate Office of Shelby County, Alabama. Situated in the Southeast 1/4 of Section 19, Township 19 South, Range 2 West, in the City of Hoover, Shelby County, Alabama.

Together with:

30' ACCESS & UTILITY EASEMENT:

Situated in Lot 1 of Irwin's Subdivision as recorded in Map Book 43 Page 122 in the Probate Office of Shelby County, Alabama. Situated in the Southeast 1/4 of Section 19, Township 19 South, Range 2 West, in the City of Hoover, Shelby County, Alabama.

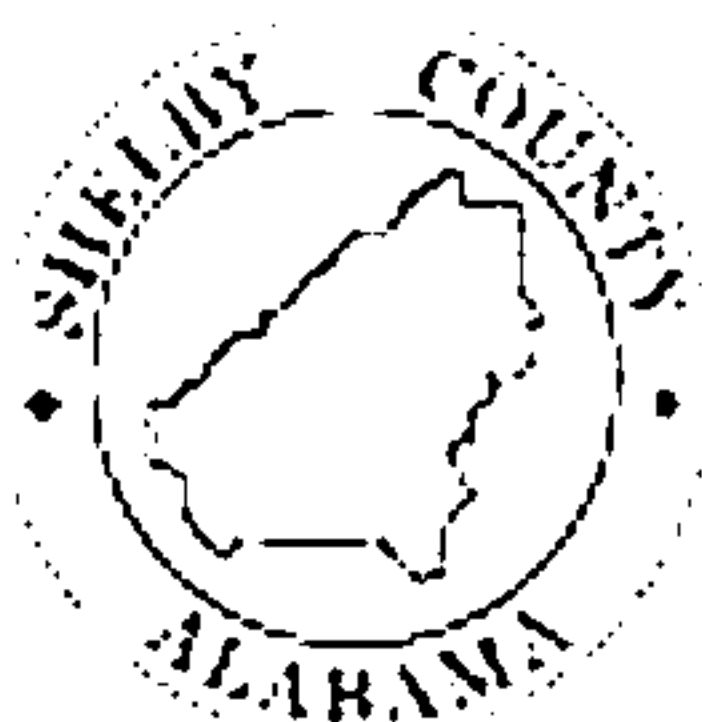
AND:

15' UTILITY EASEMENT:

Situated in Lot 1 of Irwin's Subdivision as recorded in Map Book 43 Page 122 in the Probate Office of Shelby County, Alabama. Situated in the Southeast 1/4 of Section 19, Township 19 South, Range 2 West, in the City of Hoover, Shelby County, Alabama.

Parcel No. 10 4 19 0 001 001.025

This being the same property conveyed to D. Bruce Irwin from R. Charles Stagner, an unmarried man in deed dated December 27, 1999 and recorded December 30, 1999 as Instrument No. 1999-52568.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2024 11:52:48 AM
\$172.00 BRITTANI
20240416000110410

Allen S. Bayl