


SEND TAX NOTICE TO:
Global Signal Acquisitions IV LLC
c/o Crown Castle International Corp.
Attention: Legal Department
2000 Corporate Drive
Canonsburg, Pennsylvania 15317

STATE OF ALABAMA)
)
SHELBY COUNTY)

Property Address: 14069 Highway 280
 Sterrett, Alabama 35147

Purchase Price: \$88,000.00


20130805000316270 1/8 \$123.00
Shelby Cnty Judge of Probate, AL
08/05/2013 08:34:31 AM FILED/CERT

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED executed and delivered this 31st day of July, 2013, by **RESOLUTE FP US INC.**, a Delaware corporation, with a mailing address of 5020 Highway 11 South, Calhoun, Tennessee 37309, Attention: Kevin Gallagher (hereinafter referred to as "**Grantor**"), to **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive Canonsburg, Pennsylvania 15317, Attention: E. Blake Hawk, General Counsel (hereinafter referred to as "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Eighty Eight Thousand and 00/100 Dollars (\$88,000.00) 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 owned by Grantor, if any, 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 2013, and subsequent years.
2. Those matters shown on **Exhibit "B"** attached hereto.
3. Those matters which would be revealed by an accurate survey of the Property.

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.



20130805000316270 2/8 \$123.00
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IN WITNESS WHEREOF, the undersigned has caused this General Warranty Deed to be executed on the date first above written.

GRANTOR:

RESOLUTE FP US INC.,
a Delaware corporation

By: 

Print Name: JACQUES P. VACHON

Its: VICE PRESIDENT AND SECRETARY

CANADA
PROVINCE OF QUEBEC
DISTRICT OF MONTREAL

Before me, SANDRA MARTINO, a Commissioner of Oaths in and for the Province and District set forth above, personally appeared JACQUES P. VACHON, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the VICE PRESIDENT AND SECRETARY of Resolute FP US Inc., the within named bargainor, a Delaware corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and seal this 9 day of JULY, 2013.



Commissioner of Oaths

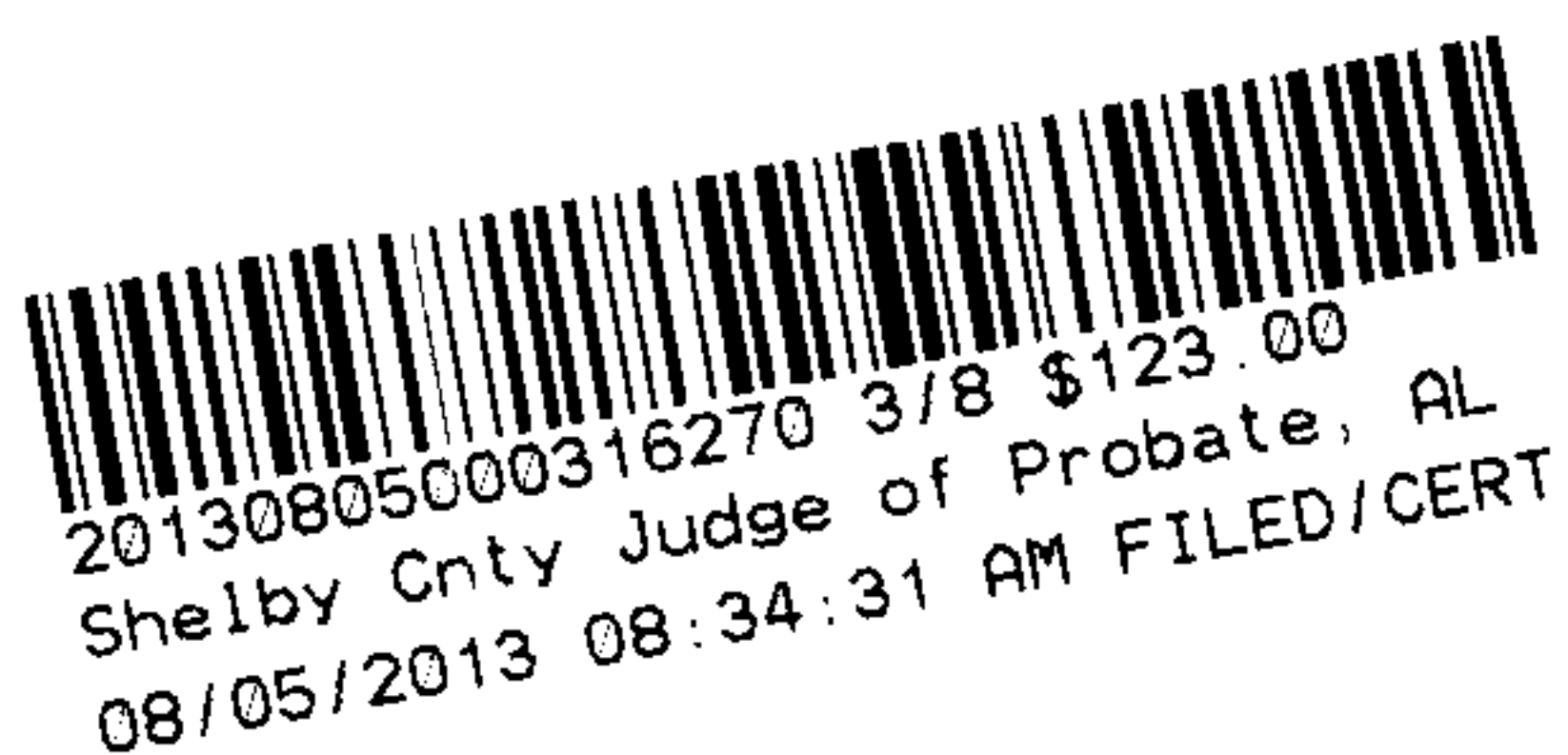


[COMMISSIONERS SEAL]

My Commission expires: 2016-01-28

This Instrument Prepared By:

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



After Recording Return To:

Stewart Title Guaranty Company
National Title Services
1980 Post Oak Blvd, Suite 610
Houston, Texas 77056
Attention: Leota Pilgrim

EXHIBIT "A"

(SUBJECT PROPERTY)

A parcel of land situated in the SE ¼ of the SE ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at the SE Corner of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 36° 20' 53" W for a distance of 1154.17' to a 5/8" Capped Rebar Set (Bailey CA 899LS) and the POINT OF BEGINNING; thence S 38° 12' 56" W for a distance of 142.85' to a 5/8" Capped Rebar Set (Bailey CA 899LS); thence N 51° 47' 04" W for a distance of 70.00' to a 5/8" Capped Rebar Set (Bailey CA 899LS); thence N 38° 12' 58" E for a distance of 142.85' to a 5/8" Capped Rebar Set (Bailey CA 899LS); thence S 51° 47' 02" E for a distance of 70.00' to the POINT OF BEGINNING. Said parcel containing 10,000 sq ft (0.23 acres) +/-.


Together with:

A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT:

An easement being 35.00 feet in width for ingress, egress and utilities on, over and across part of the East one half of the Southeast Quarter of Section 25, Township 19 South, Range 1 West and part of the West one half of the Southwest Quarter of Section 30, Township 19 South, Range 1 East, all in Shelby county, Alabama and being more particularly described as follows: Commence at a stone monument at the Southeast corner of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama and run on a state plane bearing (Alabama West Zone State Plane Bearing NAD 83) of North 36°12'32" West for a distance of 1154.96 feet; thence 15°13'11" left and run North 51°25'43" West for a distance of 17.50 feet to the point of beginning of the centerline of said easement being 35.00 feet in width for ingress, egress and utilities and being 17.50 feet each side the following described centerline: thence 90°00' right and run North 38°34'17" East along said centerline for a distance of 173.90 feet to the beginning of a curve to the right, said curve to the right having a radius of 670.39 feet and a central angle of 8°31'51"; thence in a Northeasterly direction along the arc of said curve to the right and said centerline for a distance of 99.82 feet to the end of said curve to the right; thence at tangent to said curve run North 47°06'08" East along said centerline for a distance of 84.96 feet to the beginning of a curve to the right, said curve having a radius of 2354.20 feet and a central angle 2°26'; thence in a Northeasterly direction along the arc of said curve to the right and said centerline for a distance of 99.98 feet to the end of said curve to the right; thence at tangent to said curve run North 49°32'08" East along said centerline for a distance of 244.70 feet to the beginning of a curve to the left, said curve to the left having a radius of 138.99 feet and a central angle of 24°21'38"; thence in a Northeasterly direction along the arc of said curve to the left and said centerline for a distance of 59.09 feet to the end of said curve to the left; thence at tangent to said curve run North 25°10'30" East along said centerline for a distance of 60.19 feet to the beginning of a curve to the right, said curve to the right having a radius of 221.07 feet and a central angle of 20°30'45"; thence in a Northeasterly direction along the arc of said curve to the right and said centerline for a distance of 79.14 feet to the end of said curve to the right; thence at tangent to said curve run North 45°41'15" East along said centerline for a distance of 163.93 feet to the beginning of a curve to the left, said curve to the left having a radius of 419.84 feet and a central

angle of 13°34' 59"; thence in a Northeasterly direction along the arc of said curve to the left and said centerline for a distance of 99.53 feet to the end of said curve to the left; thence at tangent to said curve run North 32°06' 16" East along said centerline for a distance of 141.81 feet to the beginning of a curve to the right, said curve to the right having a radius of 228.92 feet and a central angle of 17°23'08" ; thence in a Northeasterly direction along the arc of said curve to the right and said centerline for a distance of 69.46 feet to the end of said curve to the right; thence at tangent to said curve run North 49°29'24" East along said centerline for a distance of 264.90 feet to the beginning of a curve to the right, said curve to the right having a radius of 233.03 feet and a central angle of 24°13'13"; thence in a Northeasterly direction along the arc of said curve to the right and said centerline for a distance of 98.51 feet to the end of said curve to the right; thence at tangent to said curve run North 73°42'37" East along said centerline for a distance of 37.23 feet to the beginning of a curve to the left, said curve to the left having a radius of 215.37 feet and a central angle of 38°24'03"; thence in a Northeasterly direction along the arc of said curve to the left and said centerline for a distance of 144.34 feet to the end of said curve to the left; thence at tangent to said curve run North 35°18'34" East along said centerline for a distance of 95.75 feet to a point of the South edge of the asphalt pavement of the East bound lanes of U.S. Highway No. 280, said point being the point of ending of the centerline of said easement being 35.00 feet in width for ingress, egress and utilities. Except that part of said easement lying within the right of way of U.S. Highway No. 280. All bearings in the above description are Alabama West Zone State Plane Bearings NAD 83.

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BIR CHEL TOWER

A Single Lot Subdivision
Situated in the SE 1/4 of Section 25, Township 13 South, Range 1 West
City of Chelsea, Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Jason E. Bailey, a Licensed Professional Land Surveyor in the State of Alabama and Associate PP US Inc., as owner, hereby certifies that the plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as BIR CHEL TOWER, and showing the subdivisions into which it divides said land, giving lengths and bearings of each lot and its number, showing the streets, alleys, and public grounds, giving the length, width, and name of each street as well as the number of each lot and block, and showing the relationship of the lands to the government survey of Section 13, Township 13 South, Range 1 West; and that two lots have been located at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage and that this survey has been made in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

SUBMITTER:

By: Jason E. Bailey Date: 7-29-2013
AL Reg. # 28857

I, Jason E. Bailey, a Notary Public in and for said county and state, do hereby certify that Jason E. Bailey, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this day of July, 2013, that he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 29th day of July, 2013.

OWNER:
Chelsea Commercial Holdings LLC
Notary Public:
Jason E. Bailey Date: 7-16-13
Member, Real Estate PP US Inc.

BE IT RESOLVED, by the City of Chelsea Commission that the consent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of said CHEL TOWER, which plat or map is certified to have been made by Jason E. Bailey as surveyor, at the instance of Chelsea Commercial Holdings LLC, as owner and has been submitted to this Board, said plat or map being further identified by a verbal of the approval of this Board, signed by County Clerk, of date hereon.

Shown under my hand and seal this 16th day of July, 2013.

By: Jason E. Bailey Date: 7-22-13
Mayor, City of Chelsea

By: Jason E. Bailey Date: 7-22-13
City Engineer, City of Chelsea

By: Jason E. Bailey Date: 7-22-13
Planning Commission, City of Chelsea

This lot is not intended to contain a habitable structure and is not subject to approval from the Shelby County Health Department.

BE IT RESOLVED, by the City of Chelsea Commission that the consent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of said CHEL TOWER, which plat or map is certified to have been made by Jason E. Bailey as surveyor, at the instance of Chelsea Commercial Holdings LLC, as owner and has been submitted to this Board, said plat or map being further identified by a verbal of the approval of this Board, signed by County Clerk, of date hereon.

By: Jason E. Bailey Date: 7-22-13
City Clerk, City of Chelsea

NOTE: The easement shown hereon is for utilities and access to Lot 1.

CITY OF CHELSEA NOTES:

1. The City of Chelsea is not responsible for the maintenance of any drainage easements shown on this plat or map of the public right-of-way.
2. No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the City of Chelsea Planning Commission.
3. City of Chelsea is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.
4. Contractor and/or developer shall be responsible for installation and maintenance of erosion and sedimentation control during construction for the protection of adjacent properties, roadways and waterways.
5. All lots shall be graded by the developer and builders in the subdivision to drain property and to not cause an adverse effect to adjacent property.
6. All parts of this map have been completed in accordance with the requirements of the current requirements of the Standards of Practice for Surveying in the State of Alabama.
7. Builder is responsible for the drainage on each lot and in and around each building.

HIGHWAY 280 (VARIABLE WIDTH PUBLIC ROW)

PREVIOUS RIGHT-OF-WAY LINE

R/W

NW 1/4 - SW 1/4
SECTION 30

NE 1/4 - SE 1/4
SECTION 25

CHELSEA COMMERCIAL
HOLDINGS LLC
PID 09-7-23-4-001-014.005
DEED 20110915000274000

Lot	Area (Acres)	Area (Sq. Ft.)
1	1.0000	136,790.00
2	1.0000	136,790.00
3	1.0000	136,790.00
4	1.0000	136,790.00

SE 1/4 - SE 1/4
SECTION 25

CHELSEA PARK DRIVE (150' PUBLIC ROW)

CHELSEA COMMERCIAL
HOLDINGS LLC
PID 09-7-23-4-001-014.003
DEED 20110915000274020

LOT 1

WATER TOWER TEMPORARY
CONSTRUCTION EASEMENT
AND EGRESS

WATER TOWER PAVEMENT
AND EGRESS

WATER TOWER

GRAPHIC SCALE
(1" = 100')



THE CORNER SECTION 25
TOWNSHIP 13 SOUTH
RANGE 1 WEST
SHELBY COUNTY, AL
POINT OF COMMENCEMENT
FOR THE CITY OF CHELSEA
ACCESS & UTILITY EASEMENT

PREPARED BY:



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
3170 CLEARMON ROAD, SUITE 200
HOUSTON, AL 35226
P: 205.796.0088 F: 205.796.0082
www.baileylandgroup.com

DRAWN BY: JEB
CHECKED BY: REC
JOB #: 13-295



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EXHIBIT "B"

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Memorandum of Lease as recorded in Instrument # 2002-00951.
10. Amendment to Tower Site Lease Agreement as recorded in Instrument # 20061219000617410.
11. Rights of others in and to the use of the easement.

Shelby County, AL 08/05/2013
State of Alabama
Deed Tax: \$88.00


20130805000316270 7/8 \$123.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Resolute FPLS INC
Mailing Address 5720 Hwy 11 South
Calhoun, TN 37309

Grantee's Name Global Signal Acquisitions
Mailing Address 10, LLC
2000 Corporate Dr
Canonsburg, PA 15317

Property Address Chelsea Park Dr
Chelsea, AL

Date of Sale 7/31/2013
Total Purchase Price \$ 88,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7/18/13

Print Harvey M. Templeton III

☒ Unattested

Sign Harvey M. Templeton III

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1