


Lessee Site Name: Bessel  
Lessee Site Number: 277418

Lessor Site Name: JAGER  
JDE Business Unit: 875000

This Instrument prepared by:  
William M. Lawrence  
Baker Donelson Bearman  
Caldwell & Berkowitz, PC  
420 20th Street North  
Birmingham, AL 35203

  
20140407000099770 1/10 \$206.50  
Shelby Cnty Judge of Probate, AL  
04/07/2014 02:06:37 PM FILED/CERT

Source of Title: General  
Warranty Deed recorded  
January 10, 2014 as Instrument  
No. 2014-010680; Assignment of  
Lease recorded January 10,  
2014 as Instrument No. 2014-  
010690; and Memorandum of  
Ground Lease Extension  
Agreement recorded January 10,  
2014 as Instrument No. 2014-  
01070 - all in the Office of the  
Judge of Probate of Shelby  
County, Alabama.

Shelby County, AL 04/07/2014  
State of Alabama  
Deed Tax: \$165.50

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

#### MEMORANDUM FOR RECORDING

THIS MEMORANDUM FOR RECORDING ("Memorandum"), made this 18<sup>th</sup> day of March, 2014, between **Global Signal Acquisitions II LLC**, a Delaware limited liability company ("LESSOR"), with an office located at 2000 Corporate Drive, Canonsburg, PA 15317, and **Cellco Partnership**, a Delaware general partnership, d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("LESSEE").

1. LESSOR and LESSEE entered into a Site Supplement (the "Supplement") pursuant to a "Master Lease Agreement" between Crown Communication and Cellco Partnership, dated as of November 30, 2000, as amended. The Supplement has an initial term of ten (10) years, which may be extended for up to three (3) additional five (5) year terms.

2. In consideration of the payments, and subject to the terms and conditions in the "Master Lease Agreement" and the Supplement, LESSOR has leased or subleased to LESSEE space at property located at 300 Mullins Drive, Helena, Shelby County, Alabama 35080, which property is described as a parcel containing approximately Ten Thousand (10,000) square feet, described as shown on the Tax Map of Shelby County, Alabama as Parcel Identification Number 13-5-15-1-001-020.000 and is more particularly described in Exhibit "1" attached to, and made a part of, this Memorandum. The lease or sublease includes the non-exclusive appurtenant rights for ingress and egress, seven (7) days per week, twenty-four (24) hours per day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits and pipes over, under, or along an existing right of way extending from the nearest public right of way.

3. The Supplement commences on March 1, 2014. A copy of the "Master Lease Agreement" and the Supplement is on file in the offices of LESSOR and LESSEE.

4. The terms, covenants and provisions of the "Master Lease Agreement" and the Supplement shall extend to, and be binding upon, the respective administrators, successors, and assigns of LESSOR and LESSEE.

IN WITNESS OF THIS MEMORANDUM, LESSOR and LESSEE have caused this Memorandum to be duly executed on the day and year reflected on its first page.

**LESSOR:**

Global Signal Acquisitions II LLC

Katherine Wilkerson  
Witness:

By: Gregory Burghman  
Print Name: Gregory Burghman  
Title: Licensing Manager  
Execution Date: 3-18, 2014

**LESSEE:**

Cellco Partnership  
d/b/a Verizon Wireless

[Signature]  
Witness:

By: [Signature]  
Name: Aparna Khurjekar  
Title: Area Vice President Network  
Execution Date: 3.10, 2014



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STATE OF Pennsylvania  
COUNTY OF Washington

I, the undersigned authority, a Notary Public in and for the referenced county and state, certify that Gregory Burman, whose name as Licensing Manager of **Global Signal Acquisitions II LLC**, 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 such instrument, he/~~she~~ as an authorized agent and with full authority, executed such instrument voluntarily for and as the act of such **limited liability company** on the day such instrument bears date.

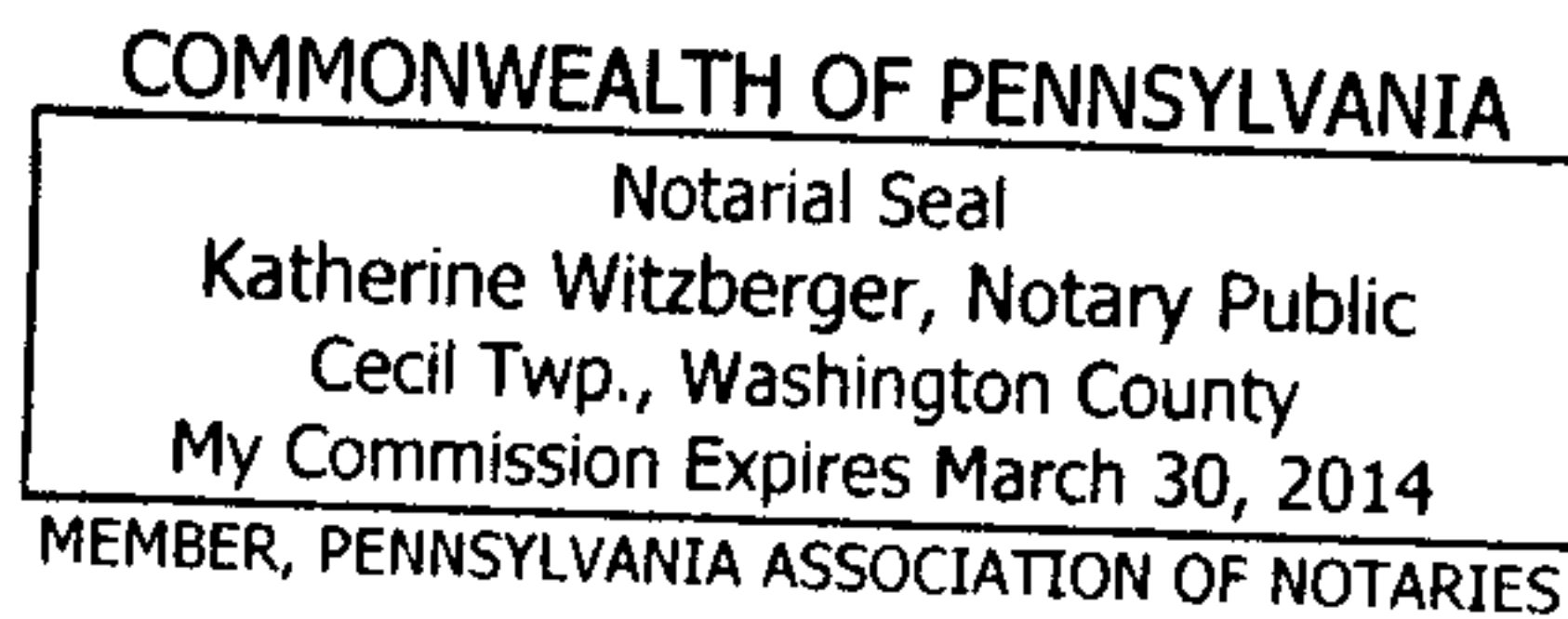
Given under my hand and seal, this 18<sup>th</sup> day of March, 2014.

Katherine Witzberger  
Notary Public

Print Name: Katherine Witzberger

My Commission Expires: 3.30.2014

[NOTARIAL SEAL]



STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, the undersigned authority, a Notary Public in and for the referenced county and state, hereby certify that, **Aparna Khurjekar**, whose name as **Area Vice President Network of Cellco Partnership d/b/a Verizon Wireless** 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 such instrument, she in her capacity as such officer and with full authority, executed such instrument voluntarily for and as the act of such **partnership** on the day such instrument bears date.

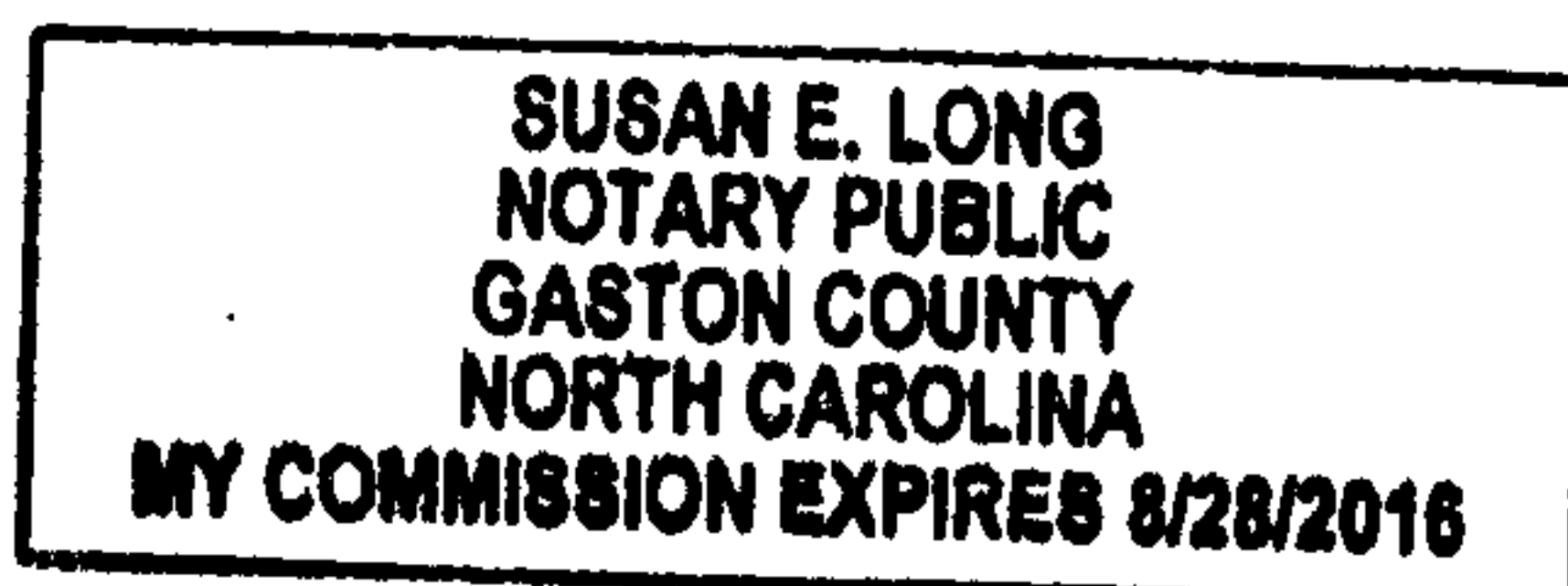
Given under my hand and seal, this 10<sup>th</sup> day of March, 2014.

Susan Long  
Notary Public

Print Name: Susan Long

My Commission Expires: 8/28/2016

[NOTARIAL SEAL]






Lessee Site Name: Bessel  
Lessee Site Number: 277418

Lessor Site Name: JAGER  
JDE Business Unit: 875000

**EXHIBIT "1"**

**LEGAL DESCRIPTIONS OF PARENT TRACT AND ACCESS  
RIGHT-OF-WAY/EASEMENT AND SITE PLAN DRAWING**

**Parent Tract:**



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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:   300 Mullins Dr.  
                          Helena, AL 35080

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED executed and delivered this 23<sup>RD</sup> day of OCTOBER, 2013, by CHARLES S. JAGER, a(n) (un)married man, with a mailing address of 7069 N Highfield Drive, Birmingham, Alabama 35242 (hereinafter referred to as "Grantor"), to GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company, 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  
                          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 2014, 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 no part of the Property constitutes the homestead of Grantor or his spouse, 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.

BLU#875000, Jager  
2123189 v1



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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:

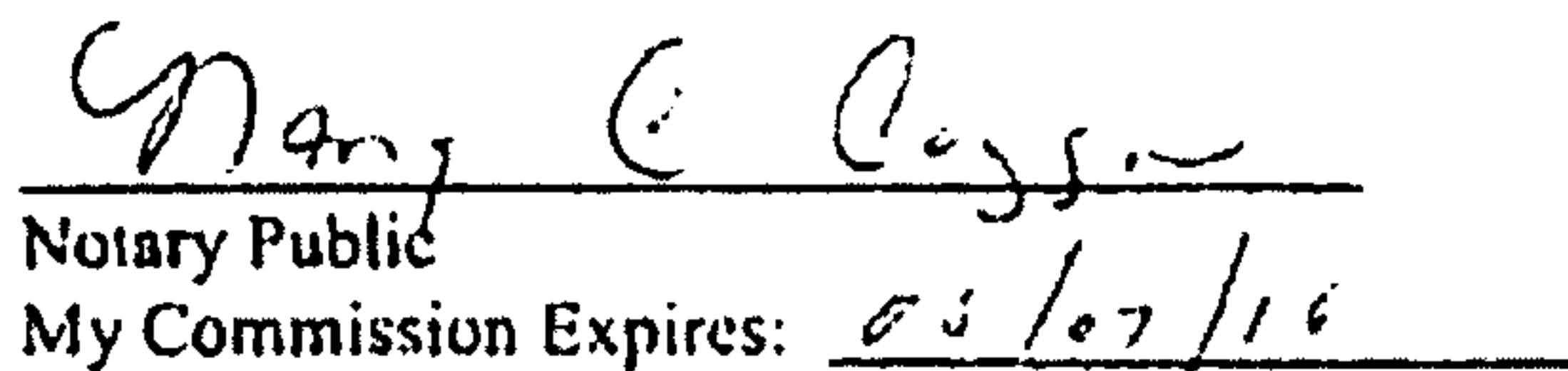
  
CHARLES S. JAGER

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that CHARLES S. JAGER, whose name is signed to the foregoing General Warranty Deed is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same on the day the same bears date.

Given under my hand and official seal this the 23 day of Oct., 2013.

  
Notary Public  
My Commission Expires: 05/07/16

This Instrument Prepared By:

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

After Recording Return To:

Old Republic Residential Information Services  
530 S. Main Street  
Suite 1031  
Akron, Ohio 44311  
Attention: \_\_\_\_\_

**EXHIBIT "A"**

**(SUBJECT PROPERTY)**

A parcel of land situated in the Northeast quarter of the Southeast quarter of Section 15, township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the intersection of the CSX Railroad right of way and the centerline of Prairie Branch Creek; thence with the South line of said right of way run North 80° 03' 38" East for a distance of 730.50 feet to a point; thence run North 79° 56' 41" East for a distance of 279.08 feet to a point; thence run South 08° 14' 22" East for a distance of 50.02 feet to the Point of Beginning; thence run North 80° 03' 38" East for a distance of 100.00 feet to a point; thence run South 08° 14' 22" East for a distance of 100.00 feet to a point; thence run South 80° 03' 38" West for a distance of 100.00 feet to a point; thence run North 08° 14' 22" West for a distance of 100.00 feet to the Point of Beginning.

Owner:  
Charles S Jager  
PID 13-5-15-1-001-020.000  
Instrument No. 1996-32712






**Access Right-of-Way/Easement:**

A parcel of land situated in the Northeast quarter of the Southeast quarter of Section 15, township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

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**Site Plan:**

**Lessee is identified in the attached Site Plan as "Verizon Wireless"**

**(See attached)**



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