

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
CGP Acquisition & Development, LLC
361 Summit Blvd. Suite 110
Birmingham, AL 35243

STATE OF ALABAMA

)

:

COUNTY OF SHELBY

)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Nine Hundred Twenty Eight Thousand One Hundred Seventy Six and 80/100 (\$928,176.80)**, and other good and valuable consideration, this day in hand paid to the undersigned **GPEP, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **CGP Acquisition & Development 2, LLC, a Delaware limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION


Subject To:

- 1) Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.
- 2) Mineral and mining rights not owned by grantor.
- 3) Less and except any part of the subject property lying within any road right-of-way.
- 4) Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408 and Volume 273, Page 201, in said Probate Office.
- 5) Restrictions appearing of record in in Volume 206, Page 448, in said Probate Office.
- 6) Right-of-way granted to the City of Pelham recorded in Volume 312, Page 523. Less and except portion conveyed to Eagle Point Golf Club recorded in Instrument No. 1994-36852, in said Probate Office.
- 7) Declaration of Easements, Covenants, and Restrictions for Griffin Park at Eagle Point filed for record in Instrument No. 20160620000210350, in said Probate Office.
- 8) Easement from Highpointe Investments, LLC to NewCastle Development, LLC for Access Road as recorded in Instrument No. 20160620000210340, in said Probate Office.
- 9) Sewer Force Main situated on Westerly property line and water line running from westerly property line as shown on survey of Engineering Design Group, LLC dated June 13, 2016 last revised June 21, 2106.



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Shelby Cnty Judge of Probate, AL
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The Grantor, GPEP, LLC, is deemed to be the Developer under the Declaration of Easements, Covenants and Restrictions for Griffin Park at Eagle Point, as recorded in Instrument No. 201606200002103450 in the Probate Office of Shelby County, Alabama (the "Covenants"). In accordance with Section 13.17 of the Covenants, Grantor hereby assigns to Grantee with respect to the property herein conveyed (the "Lots" or "Tracts") the Developer's rights under Section 6.3 of the Covenants so that the Lots or Tracts shall be deemed to be owned by the Developer pursuant to Section 6.3 of the Covenants and each Lot or Tract shall be exempt from Assessments (as defined in the Covenants) until the sooner of either (i) the conveyance of the Lot to a person other than the Developer at which time the Assessments shall commence on the Lot or Tract so conveyed in accordance with Section 6.3 of the Covenants or (ii) the Developer elects to pay Common Area Assessments and Sector Assessments on the Lots or Tracts owned by the Developer in accordance with Section 6.3 of the Covenants at which time Assessments shall commence on all of the Lots then owned by Grantee; Except for the limited assignment of rights herein set forth, the Grantee shall have no other rights of the Developer under the Covenants with respect to the Lots, Tracts or otherwise.


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All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 22nd day of June, 2016.

GPEP, LLC

An Alabama limited liability company

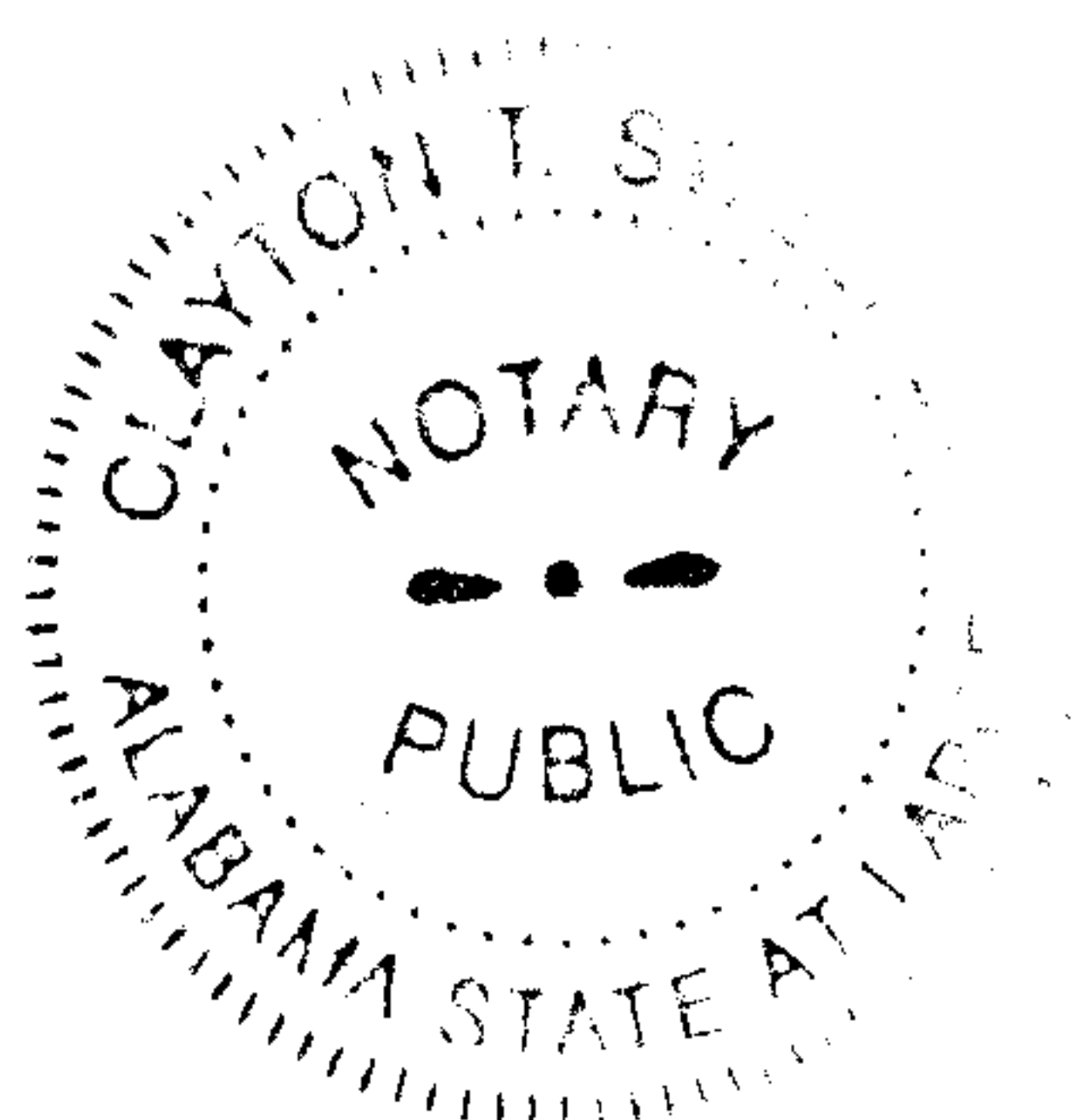
By: 
J. Brooks Harris
Its: Authorized Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Brooks Harris, whose name as Authorized Representative of GPEP, LLC, 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 the Instrument, he as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of June, 2016.


NOTARY PUBLIC
My Commission Expires: 6-2-2019




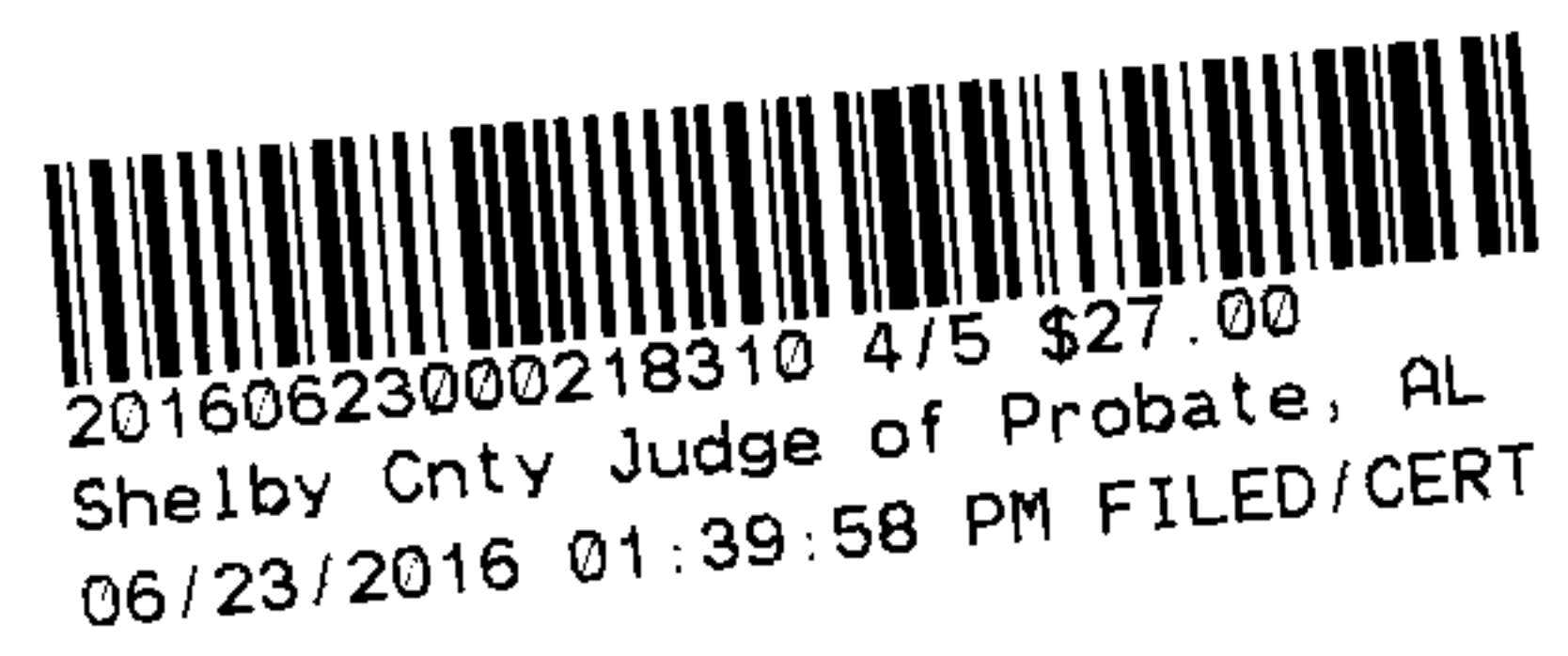

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EXHIBIT "A"

PARCEL G-1

A parcel of land situated in Sections 7, and 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of the SW 1/4 of the NW 1/4 of said Section 8, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 89°50'15" E along the south line of said 1/4-1/4 section a distance of 601.77 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 259.80 feet to a point; thence N 23°18'25" E leaving said 1/4-1/4 line a distance of 611.07 feet to a point; thence N 1°34'23" E a distance of 149.11 feet to a point; thence continue along the last described course a distance of 114.74 feet to a point; thence N 36°37'27" W a distance of 331.28 feet to a point; thence N 82°10'03" W a distance of 123.58 feet to a point; thence N 83°26'36" W a distance of 113.72 feet to a point; thence N 89°29'56" W a distance of 6.55 feet to a point; thence S 6°33'24" W a distance of 209.31 feet to a point; thence S 83°26'36" E a distance of 40.09 feet to a point; thence S 6°33'24" W a distance of 165.02 feet to a point; thence S 81°42'43" E a distance of 60.51 feet to a point; thence S 17°51'23" E a distance of 56.19 feet to a point; thence S 26°04'05" W a distance of 384.28 feet to a point; thence S 23°18'25" W a distance of 300.00 feet to a point; thence S 66°41'35" E a distance of 156.93 feet to the POINT OF BEGINNING.



Real Estate Sales Validation Form

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

Grantor's Name	GPEP, LLC	Grantee's Name	CGP Acquisition & Development 2, LLC
Mailing Address	3108 Blue Lake Drive Suite 200 Birmingham, AL 35243	Mailing Address	361 Summit Blvd. Suite 100 Birmingham, AL 35242
Property Address	Approximately 10.03 acres metes and bounds	Date of Sale	June 22, 2016
		Total Purchase Price	\$928,176.80
		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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input checked="" type="checkbox"/> Closing Statement | |

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 _____

Unattested
(verified by)

Highpointe Investments, LLC
Print By: Connor Farmer, Member

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

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