

**\$3,440,000.00 of the purchase price is represented by a mortgage being recorded simultaneously herewith.**

This instrument prepared by:

Send Tax Notices To:

Michael J. Brandt  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

SCP SiteOne, LLC  
1000 Urban Center Parkway, Suite 675  
Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Four Million Three Hundred Thousand and No/100 DOLLARS (\$4,300,000.00) and other good and valuable consideration to the undersigned grantor, **SCP CAHABA VALLEY, LLC**, an Alabama limited liability company, whose address is 110 Office Park Drive, Suite 200, Birmingham, Alabama 35223 and **VET, LLC**, an Alabama limited liability company, whose address is 2000 Morris Avenue, Suite 1100, Birmingham, Alabama 35203 (hereinafter, collectively the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **SCP SITEONE, LLC**, an Alabama limited liability company, whose address is 1000 Urban Center Parkway, Suite 675, Birmingham, Alabama 35242 (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A**

Property Address: 7347 Cahaba Valley Road, Birmingham, Alabama 35242

Parcel ID: 03-9-29-0-001-005.004

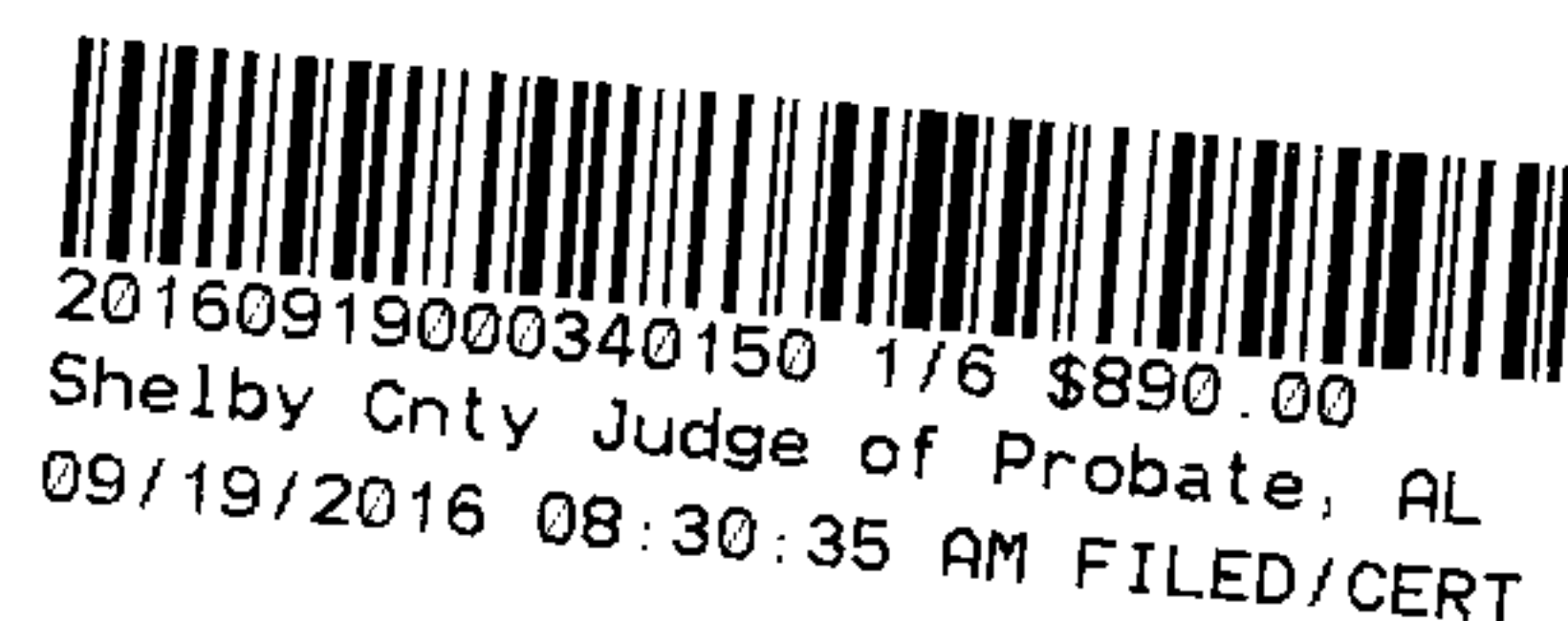
09-9-29-0-001-005.005

03-9-29-0-001-005.007

03-8-28-0-001-009.002

03-8-28-0-001-009.003

03-9-29-0-001-005.006



Shelby County, AL 09/19/2016  
State of Alabama  
Deed Tax: \$860.00

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

**IN WITNESS WHEREOF**, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 15th day of September, 2016.

[Signatures begin on the following page]



20160919000340150 2/6 \$890.00  
Shelby Cnty Judge of Probate, AL  
09/19/2016 08:30:35 AM FILED/CERT

**SCP Cahaba Valley, LLC,**  
an Alabama limited liability company

By: Graham & Company, LLC  
Its Manager

By: *H. Michael Graham*  
H. Michael Graham  
Its Manager

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Michael Graham, whose name as Manager of Graham & Company, LLC, Manager of SCP Cahaba Valley, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 7<sup>th</sup> day of September, 2016.

*Ashley A. Hill*  
Notary Public  
My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

Ashley A Hill  
Notary Public, Alabama State at Large  
My Commission Expires November 20, 2019

  
20160919000340150 3/6 \$890.00  
Shelby Cnty Judge of Probate, AL  
09/19/2016 08:30:35 AM FILED/CERT

VET, LLC,  
an Alabama limited liability company

By:

  
Vann Russell  
Its Authorized Representative

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vann Russell, whose name as Authorized Representative of VET, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 7<sup>th</sup> day of September, 2016.

[NOTARIAL SEAL]



Notary Public

My Commission Expires:

Ashley A Hill  
Notary Public, Alabama State at Large  
My Commission Expires November 20, 2019



20160919000340150 4/6 \$890.00  
Shelby Cnty Judge of Probate, AL  
09/19/2016 08:30:35 AM FILED/CERT

## **Exhibit A**

### **Legal Description**

Lot 2A, according to a Resurvey of Part of Lot 2 and Lot 3, Bigler's Resurvey and Acreage, as recorded in Map Book 46, Page 76 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.



20160919000340150 5/6 \$890.00  
Shelby Cnty Judge of Probate, AL  
09/19/2016 08:30:35 AM FILED/CERT



## **Exhibit B**

### **Permitted Exceptions**

1. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 109, Page 502 and Deed Book 119, Page 251; as affected by Alabama Power Company containment letter dated August 16, 2016.
2. Restrictions as to setback lines, curbing and roadway construction on subject property, together with release of damages appearing of record in Instrument No. 1997-24571, but deleting any restrictions based on race, color, creed or national origin.
3. Release of damages as described in Deed Book 135, Page 26.
4. Rights of tenants in possession as tenants only, without option to purchase.
5. Unrecorded Lease by and between SCP Cahaba Valley, LLC and Vet, LLC, as Landlord, and Site One Landscape Supply, LLC, as Tenant, dated November 1, 2015 and as assigned to SCP SiteOne, LLC by that certain General Assignment and Assumption Agreement of even date herewith by and between SCP Cahaba Valley, LLC and Vet, LLC, as Assignor and SCP SiteOne, LLC as Assignee.

