

Send tax notice to:
Global Signal Acquisitions IV LLC
c/o Crown Castle USA Inc.
Attention: Legal Department
2000 Corporate Drive
Canonsburg, Pennsylvania 15317

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)

20161006000368300
10/06/2016 12:54:22 PM
DEEDS 1/7

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **TOWER HOLDINGS II, LLC**, an Alabama limited liability company ("Grantor"), whose address is 107 Frankfurt Circle, Birmingham, Alabama 35211, by **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company ("Grantee"), whose address is 2000 Corporate Drive, Canonsburg, Pennsylvania 15317, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") located at Greystone Crest, and situated in Shelby County, Alabama, to-wit:

A parcel of land situated in parts of the SE ¼ of the NE ¼ of Section 33, and the SW ¼ of the NW ¼ of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of Section 33, Township 18 South, Range 1 West, Shelby County, Alabama and run North 1°24'34" East along the East line of said Section 33 as shown on the recorded plat of the Amended Map of The Crest at Greystone as recorded in Map Book 18, Page 17 A, B, C, D in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 3312.17 feet to a point of the Southwesterly line of Lot 42 of said Amended Map of The Crest at Greystone, said point being the point of beginning of the parcel herein described; thence 55°26'04" left and run North 54°01'30" West along the Southwesterly line of said Lot 42, for a distance of 189.83 feet to the most westerly corner of said Lot 42, said point being situated on the Southeasterly right of way line of Greystone Crest and said point being situated on a curve to the left, said curve to the left having a radius of 1456.70 feet and a central angle of 3°10'20"; thence 78°16'12" left to the chord of said curve to the left and run in a Southwesterly direction along the arc of said curve to the left and said right of way line of Greystone Crest for a distance of 80.65 feet to the end of said curve to the left and the beginning of another curve to the left which has a radius of 271.87 feet and a

central angle of 20°59'32"; thence in a Southwesterly direction along the arc of said curve to the left and said right of way of Greystone Crest for a distance of 99.61 feet to the end of said curve to the left; thence at tangent to said curve to the left and run South 25°07'36" West along the Southeasterly right of way line of Greystone Crest for a distance of 23.56 feet to the most Northerly corner of Lot 43 of said Amended Map of the Crest at Greystone; thence 75°47'38" left and run South 50°40'02" East along the Northeasterly line of said Lot 43 a distance of 306.17 feet to the most Easterly corner of said Lot 43; thence 91°10'33" left and run North 38°09'25" East for a distance of 219.24 feet to the most Southerly corner of Lot 42 of said Amended Map of the Crest at Greystone; thence 92°10'55" left and run North 54°01'30" West along the Southwesterly line of said Lot 42 for a distance of 112.81 feet to the point of beginning.

The Property is one and the same as, and is also described as, Lot 1, according to the Survey of Crown Greystone Crest, as recorded in Map Book 27, Page 28 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following described Parcel:

A part of Lot 1 of Crown Greystone Crest as described in Map Book 27 at Page 28 in the Records Room of Shelby County, Alabama and being a parcel of land situated in the SE ¼ of the NE ¼ of Section 33, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

To find the point of beginning, commence at the SW corner of the SW ¼ of the NW ¼ of Section 33, thence running along said Section line North 00°51'35" West a distance of 583.80 feet to a point; thence leaving said section line and running North 89°08'25" East a distance of 5237.52 feet to a point and the point of beginning; thence running South 47°00'00" East a distance of 8.00 feet to an iron pin set; thence running South 43°00'00" West a distance of 16.00 feet to an iron pin set; thence running North 47°00'00" West a distance of 16.00 feet to an iron pin set; thence running North 43°00'00" East a distance of 16.00 feet to an iron pin set; thence running South 47°00'00" East a distance of 8.00 feet to a point and the point of beginning. Said tract being a 16 foot by 16 foot tower site area.

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.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2017 tax year and thereafter.
2. Lease by and between Taylor Park Properties, L.L.C., as lessor, and BellSouth Mobility, Inc. dated November 1, 1994, a Memorandum of

which is recorded March 9, 1995, in Instrument No. 1995-06053, in the Probate Office of Shelby County, Alabama, and subleased by BellSouth Mobility, Inc. to Crown Castle International, Inc., as tenant, as authorized pursuant to First Addendum of Lease Agreement dated March 6, 2000 executed between Tyrol, Inc. and BellSouth Mobility, Inc., and assigned by Tyrol, Inc. to Grantor by Assignment of Lease dated October 1, 2015.

3. Access and utility easement agreement between Daniel Oak Mountain Limited Partnership and Dantract, Inc. recorded in Book 265, Page 368.
4. Access easement conveyed by Dantract, Inc. to Crown Castle South, LLC in Inst. No. 20090925000367410.
5. Shelby Cable Agreement recorded in Real 350, Page 545.
6. Grant of Easement between Crown Castle Towers 09 LLC, and Tower Holdings II, LLC, dated the 3rd day of OCTOBER, 2016, and recorded in the Office of the Judge of Probate immediately prior to the recordation of this Statutory Warranty Deed.
7. Mineral and mining rights not owned by Grantor
8. Current zoning laws and regulations
9. To the extent the same affect the Property. the following matters listed in the title commitment to be issued by the Title Company:

(a) Right of Way between R. Hugh Daniel, Sr. and wife, Martha C. Daniel and Thompson Realty Co., Inc., a corporation, Dated October 02, 1975 Recorded October 03, 1975 in Book 294 Page 786 in Shelby County, Alabama. ; As affected by Corrective Right of Way between R. Hugh Daniel, Sr. and wife, Martha C. Daniel and Thompson Realty Co., Inc., a corporation, dated October 02, 1975 and recorded November 01, 1976 in Book 301 Page 799 in Shelby County, Alabama.

(b) Right of Way Easement between R. Hugh Daniel, Sr. and wife, Martha C. Daniel and The Water Works Board of the City of Birmingham, a public corporation, dated August 12, 1976 and recorded September 27, 1976 in Book 301 Page 115 in Shelby County, Alabama.

(c) Right of Way Easement between R. Hugh Daniel, Sr. and wife, Martha C. Daniel and The Water Works Board of the City of Birmingham, a public corporation, dated August 12, 1976 and recorded September 27, 1976 in Book 301 Page 123 in Shelby County, Alabama.

(d) Right of Way between Water Works Board of City of Birmingham and Alabama Power Company, a corporation, dated May 03, 1977 and recorded May 27, 1977 in Book 305 Page 637 in Shelby County,

Alabama.

(e) Terms and conditions as set forth in Covenant and Agreement for Water Service between Dantract, Inc., and Daniel Realty Company, dated April 24, 1989 and recorded April 24, 1989 in Book 235 Page 574 in Shelby County, Alabama; as affected by Agreement between Shelby County, Alabama, a Political Subdivision of the State of Alabama and Daniel Oak Mountain Limited Partnership, dated September 18, 1992 and recorded September 21, 1992 as Instrument no. 1992-20786; as affected by Agreement Relating to Water Service between Shelby County, Alabama, a Political Subdivision of the State of Alabama and Daniel Oak Mountain Limited Partnership, dated July 13, 1993 and recorded July 16, 1993 as Instrument No. 1993-20840 in Shelby County, Alabama.

(f) Amended and Restated Restrictive Covenants between Dantract, Inc., an Alabama Corporation and Daniel Oak Mountain Limited Partnership, Dated November 03, 1989 Recorded November 07, 1989 in Book 265 Page 96 in Shelby County, Alabama.

(g) Easement Agreement between Charles W. Daniel and Daniel Oak Mountain Limited Partnership, an Alabama limited liability partnership, dated November 07, 1989 and recorded November 08, 1989 in Book 265 Page 361 in Shelby County, Alabama.

(i) Terms and conditions as set forth in Ordinance No. 90-959 Dated November 29, 1990 Recorded November 30, 1990 in Book 320 Page 179 in Shelby County, Alabama.

(j) Terms and conditions as set forth in Ordinance No. 90-960 Dated November 29, 1990 Recorded November 30, 1990 in Book 320 Page 308 in Shelby County, Alabama.

(k) Greystone Annexation Agreement between The City of Hoover, Alabama, an Alabama municipal corporation and Daniel Oak Mountain Limited Partnership, an Alabama limited Partnership, dated November 19, 1990 and recorded February 20, 1991 in Book 330 Page 165 in Shelby County, Alabama.

(l) Terms and conditions as set forth in Declaration of Covenants, Conditions and Restrictions Dated October 02, 1992 Recorded October 02, 1992 as Instrument No. 1992-22103 in Shelby County, Alabama; as affected by First Amendment to the Crest At Greystone Declaration of Covenants, Conditions and Restrictions Dated February 03, 1994 Recorded February 03, 1994 as Instrument No. 1994-03752 in Shelby County, Alabama; as affected by Second Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions Dated January 10, 1995 Recorded January 11, 1995 as Instrument No. 1995-

00941 in Shelby County, Alabama; as affected by Third Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions Dated October 25, 1995 Recorded November 13, 1995 as Instrument No. 1995-32703 in Shelby County, Alabama; as affected by Partial Assignment of Developer's Right between Daniel Oak Mountain Limited Partnership, an Alabama limited partnership and Tyrol, Inc., an Alabama corporation, Dated June 15, 2000 Recorded July 11, 2000 as Instrument No. 2000-23139 in Shelby County, Alabama; as affected by Fourth Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions Dated August 22, 2001 Recorded September 06, 2001 as Instrument No. 2001-38397 in Shelby County, Alabama; as affected by Fifth Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions Dated September 03, 2003 Recorded September 10, 2003 as Instrument No. 20030910000608050 in Shelby County, Alabama; as further affected by Sixth Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions Dated January 20, 2004 Recorded January 23, 2004 as Instrument No. 20040123000039500 in Shelby County, Alabama; as further affected by Seventh Amendment to the Crest at Greystone Declaration of Covenants, Conditions and Restrictions Dated January 20, 2004 Recorded January 23, 2004 as Instrument No. 20040123000039500 in Shelby County, Alabama.

(m) All matters shown on Map of Crest at Greystone as set forth in Plat Book 16 page 108.

(n) Right of Way between Daniel Oak Mountain Limited partnership and Shelby County, Alabama, Dated July 12, 1994 Recorded July 13, 1994 as Instrument No. 1994-21963 in Shelby County, Alabama.

(n) Unrecorded Lease, dated March 6, 1986.; As evidenced by Memorandum of Lease between Dantract, Inc., an Alabama corporation, successor in interest to Shelbyco, Limited and BellSouth Mobility LLC, a Georgia limited liability company, dated March 06, 1986 and recorded October 09, 2001 as Instrument No. 2001-45423 in Shelby County, Alabama; as affected by Assignment of Lease between Dantract, Inc., a Alabama corporation and Crown Castle South LLC, a Delaware limited liability company, dated September 25, 2009 and recorded September 25, 2002 as Instrument No. 20090925000367430 in Shelby County, Alabama.

(o) Site Designation Supplement and Memorandum of Sublease between Bellsouth Mobility Inc., a Georgia corporation and Crown Castle South Inc., a Delaware corporation, dated June 01, 1999 and recorded September 09, 2002 as Instrument No. 20020909000430170 in Shelby County, Alabama.

(p) Easement between the Crest at Greystone Homeowners Assoc. and Bellsouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T

Alabaman, dated June 09, 2010 and recorded July 12, 2010 as Instrument No. 20100712000219810 in Shelby County, Alabama.

10. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record
11. All matters which would be revealed by an accurate survey or physical inspection of the Property

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its name by its duly authorized representative effective the 5th day of October, 2016.

TOWER HOLDINGS II, LLC

By

Alan Crafton
Its Member

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Alan Crafton, whose name as Member of Tower Holdings II, 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 said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 3 day of October, 2016.

[NOTARIAL SEAL]



Edna O. Carroll
Notary Public

My commission expires: _____

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name TOWER HOLDINGS II, LLC
 Mailing Address 107 FRANKFURT CIRCLE
BIRMINGHAM, AL 35211

Grantee's Name GSA IV LLC
 Mailing Address 2000 CORPORATE DRIVE
CANONSBURG, PA 15317

Property Address 1000 GREYSTONE CREST
BIRMINGHAM, AL 35211

Date of Sale OCTOBER 5, 2016
 Total Purchase Price \$ 72,500.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 _____

Print R. Christopher Mooney
 Vice President

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

I Inattested

Filed and Recorded
 Official Public Records (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/06/2016 12:54:22 PM
 \$105.50 DEBBIE
 20161006000368300

