

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

SEND TAX NOTICE TO:  
Blue Rain Express Car Wash, LLC  
2109 Natalie Lane  
Hoover, AL 35244  
Attention: Warren Bailey

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 13<sup>th</sup> day of December, 2016 by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **BLUE RAIN EXPRESS CAR WASH, LLC**, a Delaware limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:


Lot 1, according to the Tattersall Park Survey No. 1, as recorded in Map Book 46, Page 85 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. North Shelby County Fire and Emergency Medical District dues and assessments for the current tax year and for all subsequent years thereafter.
3. North Shelby County Library District dues and assessments for the current tax year and for all subsequent years thereafter.
4. All easements, restrictions, reservations, rights-of-way and other matters of record.
5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in on or under the Property
6. Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 109, Page 499 and Volume 239, Page 214 in the Probate Office.

Shelby County, AL 12/14/2016  
State of Alabama  
Deed Tax: \$754.50

1/4147891.1

  
20161214000455530 1/4 \$778.50  
Shelby Cnty Judge of Probate, AL  
12/14/2016 08:19:18 AM FILED/CERT

7. Right-of-Way to Shelby County as recorded in Final Record 13, Page 330 in the Probate Office.

8. Restrictive Use and Reciprocal Easement Agreement as recorded in Instrument 20150213000048170 in the Probate Office.

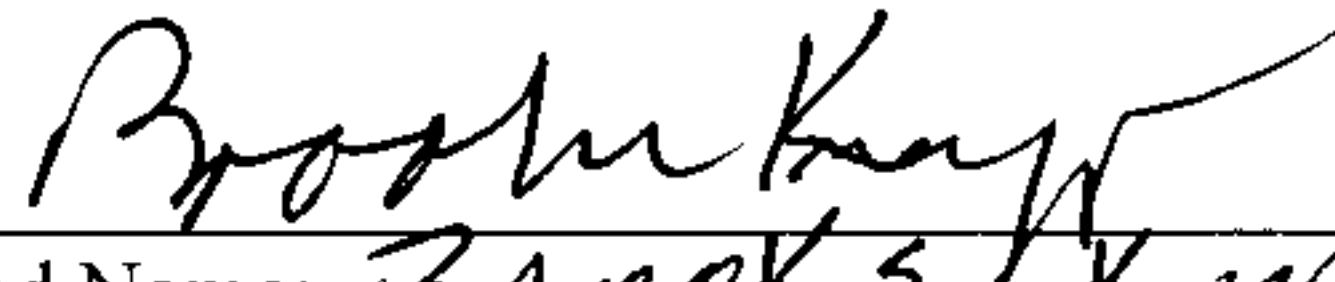
9. Right-of-Way granted to Alabama Power Company in Instrument 20160209000042020 in the Probate Office.


10. All matters reflect on the recorded subdivision plat.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

**EBSCO INDUSTRIES, INC.**, a Delaware corporation

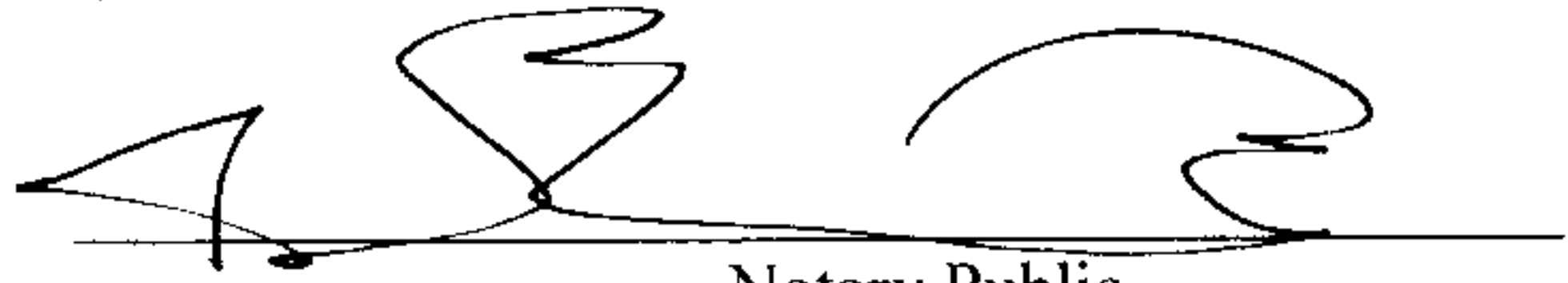
By:   
Printed Name: BROOKS KNAPP  
Title: Vice President

  
20161214000455530 2/4 \$778.50  
Shelby Cnty Judge of Probate, AL  
12/14/2016 08:19:18 AM FILED/CERT

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO INDUSTRIES, INC., a Delaware corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of such corporation.

Given under my hand and official seal, this the 13<sup>th</sup> of December, 2016.



Notary Public

My Commission Expires: 9-8-2017

[NOTARIAL SEAL]



This instrument prepared by:  
Stephen R. Monk  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue North  
Birmingham, Alabama 35203

20161214000455530 3/4 \$778.50  
Shelby Cnty Judge of Probate: AL  
12/14/2016 08:19:18 AM FILED/CERT

Real Estate Sales Validation  
Form

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

Grantor's Name:

EBSCO INDUSTRIES, INC.

Mailing Address:

1 Mt Laurel Avenue, Suite 200  
Birmingham, AL 35242

Grantee's Name:

Blue Rain Express Car Wash, LLC

Mailing Address:

2109 Natalie Lane  
Hoover, AL 35244

Property Address: Lot 1, Tattersall Park Survey No.  
1, as recorded in Map Book 46, Page 85 in the  
Probate Office of Shelby County, Alabama

Date of Sale:

<sup>13</sup>  
December 6, 2016

Total Purchase Price

\$754,018.00

or

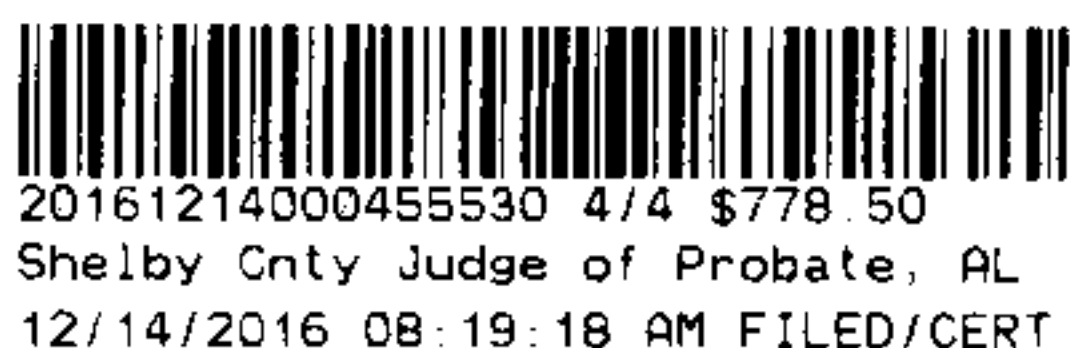
Actual Value

\$

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 December 6, 2016

EBSCO INDUSTRIES, INC.

X Unattested

By:  
Its:

(verified by) \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Vice President