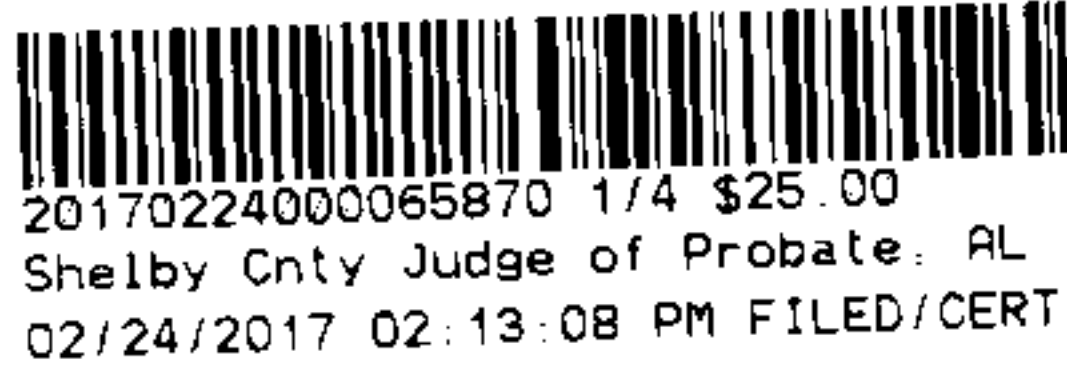


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
CT BTS, LLC
1120 S. Albert Pike Avenue
Fort Smith, AR 72903
Attn: Scott McLain



STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 23rd day of February, 2017, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **CT BTS, LLC**, an Arkansas 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 2, 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").

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

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.


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, Instrument 20160721000255090, and Instrument 20160926000350870 in the Probate Office.
10. Covenant and Agreement for Water and Sewer Service recorded in Real 235, page 649, in the Probate Office.
11. Rights in and to easements granted in that certain Restrictive Use and Reciprocal Easement Agreement as recorded in Instrument 20161214000455550 in the Probate Office.
12. 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

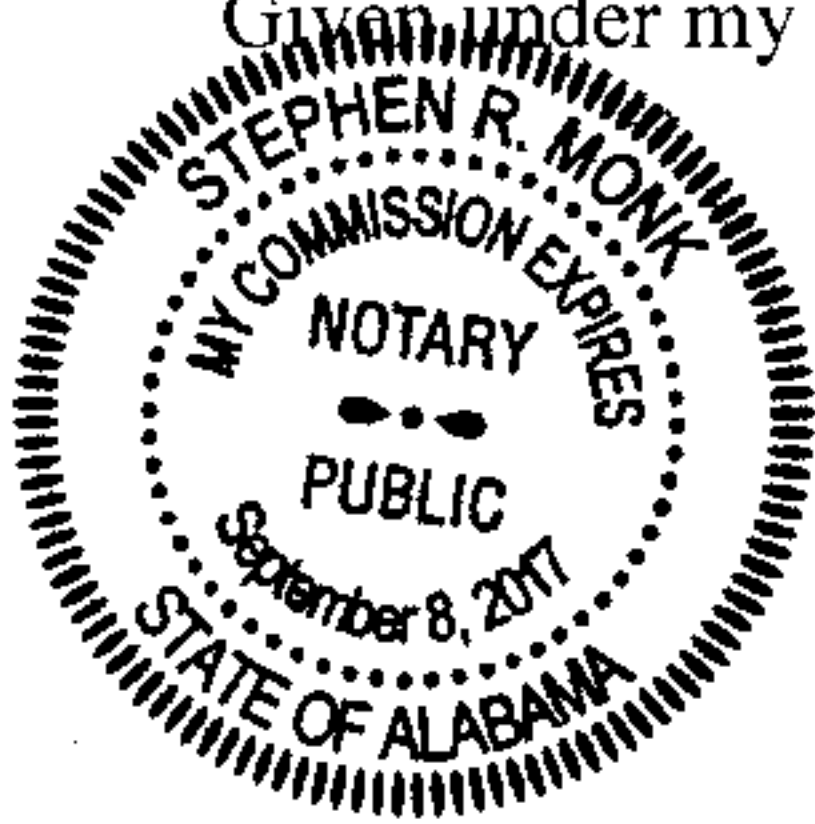
By: *Brooks Knapp*
Printed Name: Brooks Knapp
Title: Vice President


20170224000065870 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/24/2017 02:13:08 PM FILED/CERT

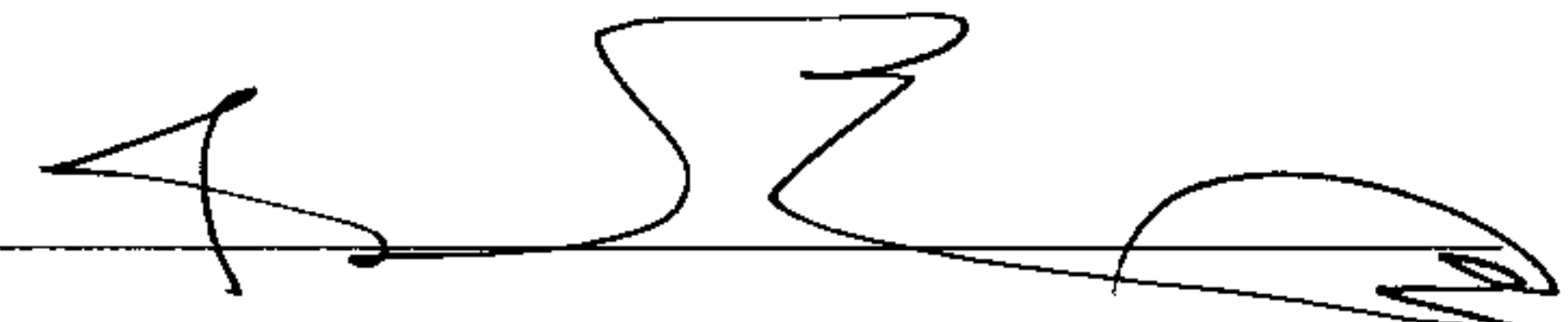
STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

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 23rd day of February, 2017.



[NOTARIAL SEAL]


Notary Public

My commission expires: 9/8/2017


20170224000065870 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/24/2017 02:13:08 PM FILED/CERT

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

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:

CT BTS, LLC

Mailing Address:

1120 S. Albert Pike Avenue
Fort Smith, AR 72903\

Property Address: Lot 2, Tattersall Park Survey No.
1, as recorded in Map Book 46, Page 85 in the
Probate Office of Shelby County, Alabama

Date of Sale:

February 24, 2017

Total Purchase Price

\$1,110,780.00

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 February 24, 2017

Unattested

(verified by) _____

EBSCO INDUSTRIES, INC. by Land Title Company AS
Closing Agent

By: Michelle Gilbert

Its: Comm/Escrow Mgr.

(Grantor/Grantee/Owner/Agent) circle one



20170224000065870 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/24/2017 02:13:08 PM FILED/CERT