

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Gooch Development, LLC
232 Ashland Drive
Birmingham, AL 35242
Attn: Burton Gooch

20170921000343240
09/21/2017 10:26:39 AM
DEEDS 1/4

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 20th day of September, 2017, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **GOOCH DEVELOPMENT, LLC**, an Alabama 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-B, according to the Survey of Tattersall Park Resurvey No. 1, as recorded in Map Book 48, page 8, in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").

Together with a non-exclusive easement in and to that certain Access Easement shown in Map Book 48, page 8, in the Probate Office.

The entire consideration for the Property was paid from the proceeds of a mortgage loan closed simultaneously herewith between Grantee and ServisFirst Bank.

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 Library District dues and assessments for the current tax year and for all subsequent years thereafter.
3. All easements, restrictions, reservations, rights-of-way and other matters of record.
4. Building setback requirements dictated by the City of Hoover zoning ordinance are as follows: Front 50', Rear - 30' and Side 15' as noted on map recorded in Map Book 48, page 8, in the Probate Office.

5. Access Easement and 15' Storm Sewer Easement as dedicated and shown by map recorded in Map Book 48, page 8, in the Probate Office.
6. Minerals and mining rights set out in Deed Book 60, page 260, in the Probate Office.
7. Covenant and Agreement for Water Service recorded in Real 235, page 574 in the Probate Office.
8. Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Real 314, page 506, in the Probate Office, as amended by First Amendment to Declaration as recorded in Instrument 1996-531 in the Probate Office, as further amended by Second Amendment to Declaration as recorded in Instrument 1996-532 in the Probate Office, and as further amended by Third Amendment to Declaration as recorded in Instrument 2000-38942 in the Probate Office.
9. Notice Regarding Availability of Sanitary Sewer Service executed by SWWC Utilities Inc. as recorded in Instrument 20131204000469370, in the Probate Office.
10. All matters which an ALTA survey of the Property would indicate or disclose and all matters set forth on the recorded subdivision plat.

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

[The remainder of this page has been intentionally left blank]

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

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

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 20th day of September, 2017.

[NOTARIAL SEAL]



[Signature]
Notary Public

My commission expires: 9/8/2021

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:

Gooch Development, LLC

Mailing Address:

232 Ashland Drive
Birmingham, AL 35242Property Address: Lot 2-B, according to the Survey
of Tattersall Park Resurvey No. 1, as recorded in
Map Book 48, page 8, in the Probate Office of
Shelby County, Alabama

Date of Sale:

September 20, 2017

Total Purchase Price

\$844,458.00

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 September 20, 2017

____ Unattested

(verified by) _____

EBSCO INDUSTRIES, INC.

By: Brooke KrayIts: Vice President

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/21/2017 10:26:39 AM
 \$25.00 CHERRY
 20170921000343240

Form RT-1

A handwritten signature, likely of the County Clerk, is written over the official text at the bottom of the page.