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STATE OF ALABAMA)	SEND TAX NOTICE TO: Greystone CCS Development, LLC	
	•		
COUNTY OF SHELBY)	300 Cahaba Park Circle, Suite 101	
	Birmingham, AL 35242		
		Attn: John LaBreche	

1

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this <u>GM</u> day of October, 2017, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("<u>Grantor</u>"), in favor of **GREYSTONE CCS DEVELOPMENT, LLC**, an Alabama limited liability company ("<u>Grantee</u>").

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-A2, according to the survey of Tattersall Park Resurvey No. 2, as recorded in Map Book 48, Page 53, 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 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 line(s) as shown by recorded map.
- 5. Easement(s) as shown by recorded map.
- 6. Restrictions as shown by recorded map.
- 7. Minerals and mining rights set out in Deed Book 60, page 260, in the Probate Office.

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- 8. Covenant and Agreement for Water and Sewer Service recorded in Real 235, page 574, in the Probate Office.
- 9. 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.
- 10. Notice Regarding Availability of Sanitary Sewer Service executed by SWWC Utilities Inc. as recorded in Instrument 20131204000469370, in the Probate Office.
- 11. 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.

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

Printed Name:

Title:

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STATE OF ALABAMA)	
	:	
COUNTY OF SHELBY)	

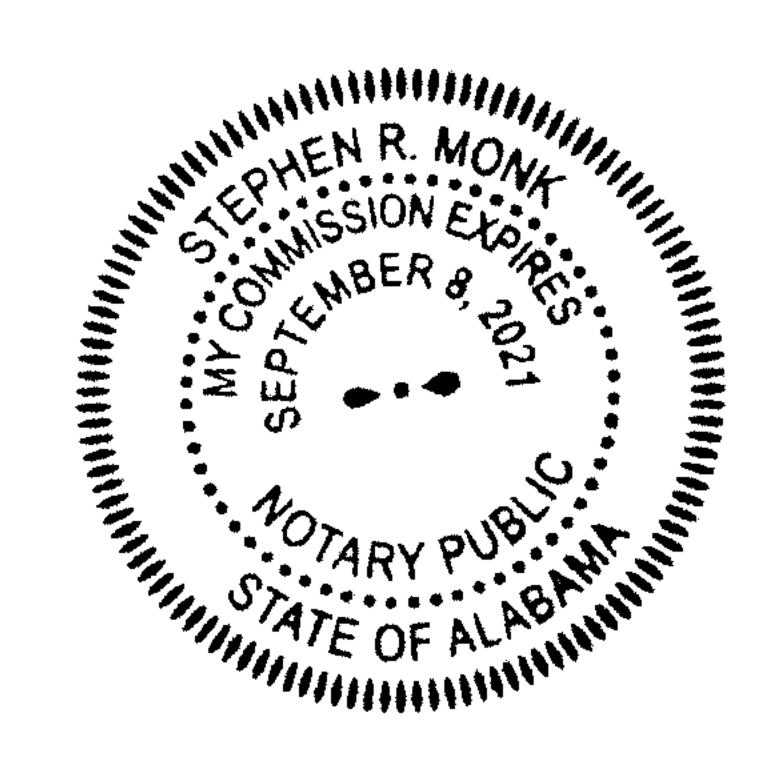
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO INDUSTRIES, INC., a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed 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 6th day of October, 2017.

Notary Public

My commission expires: 9-8.2021

[NOTARIAL SEAL]



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

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Real Estate Sales Validation Form

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

	4	
Grantor's Name:	Grantee's Name:	
EBSCO INDUSTRIES, INC.	Greystone CCS Development, LLC	
Mailing Address:	Mailing Address:	
1 Mt Laurel Avenue, Suite 200	300 Cahaba Park Circle, Suite 101	
Birmingham, AL 35242	Birmingham, AL 35242	
Property Address: Lot 2-A2, according to the		
survey of Tattersall Park Resurvey No. 2, as recorded in Map Book 48, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama	Date of Sale:	October <u>4</u> , 2017
	Total Purchase Price	\$1,199,780.00
	or	
	Actual Value	
	or	
	Assessor's Market Value	
		•
The purchase price or actual value claimed on this form (Recordation of documentary evidence is not required)	can be verified in the following do	cumentary evidence: (check one)
Bill of Sale	Appraisal	
☐ Sales Contract☒ Closing Statement	Other	
If the conveyance document presented for recordation confident of this form is not required.	ontains all of the required inform	ation referenced above, the filing
In Grantor's name and mailing address - provide the name of the person	structions or persons conveying interest to property	y and their current mailing address.
Grantee's name and mailing address - provide the name of the person		
Property address - the physical address of the property being conveyed		
Total purchase price - the total amount paid for the purchase of the pro-		
Actual value - if the property is not being sold, the true value of the pro This may be evidenced by an appraisal conducted by a licensed appra	perty, both real and personal, being conv	veyed by the instrument offered for record.
If no proof is provided and the value must be determined, the current determined by the local official charged with the responsibility of valuin pursuant to Code of Alabama 1975 § 40-22-1 (h).	t estimate of fair market value, excluding generate for property tax purposes will be	current use valuation, of the property as be used and the taxpayer will be penalized
I attest, to the best of my knowledge and belief that the information of statements claimed on this form may result in the imposition of the per		
Date October (, 2017	EBSCO INDUSTRIES, INC.	
	By: Brooks Knapp, Vice Pre	esident
(verified by)	• •	wner/Agent) circle one
	• • • • • • • • • • • • • • • • • • •	- /
Filed and Recorded		

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Jungas