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10/17/2017 01:15:52 PM
DEEDS 1/4

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Greystone CCS Development, LLC
300 Cahaba Park Circle, Suite 101
Birmingham, AL 35242
Attn: John LaBreche

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 6th day of October, 2017, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **GREYSTONE CCS 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-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.

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.

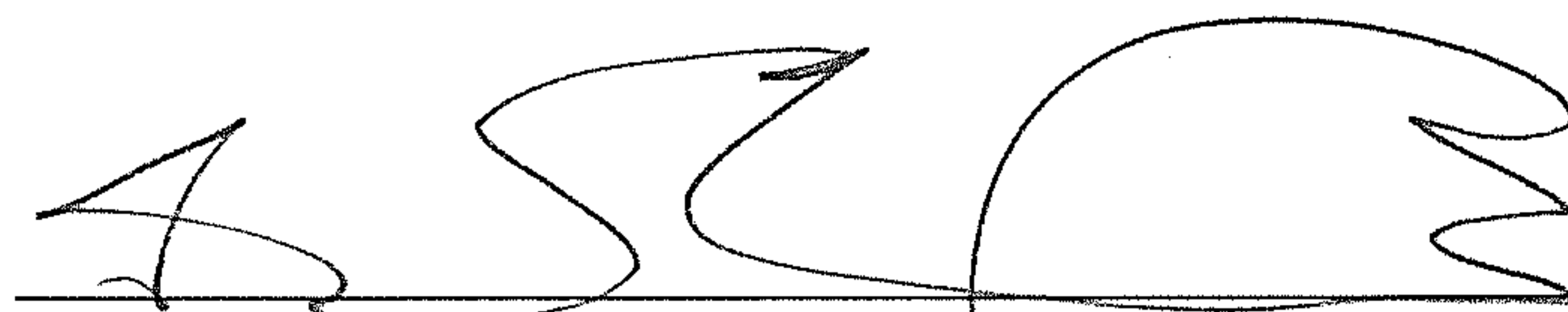
EBSCO INDUSTRIES, INC., a Delaware corporation

By: Brooks Kwapp
Printed Name: Brooks Kwapp
Title: Vice President

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

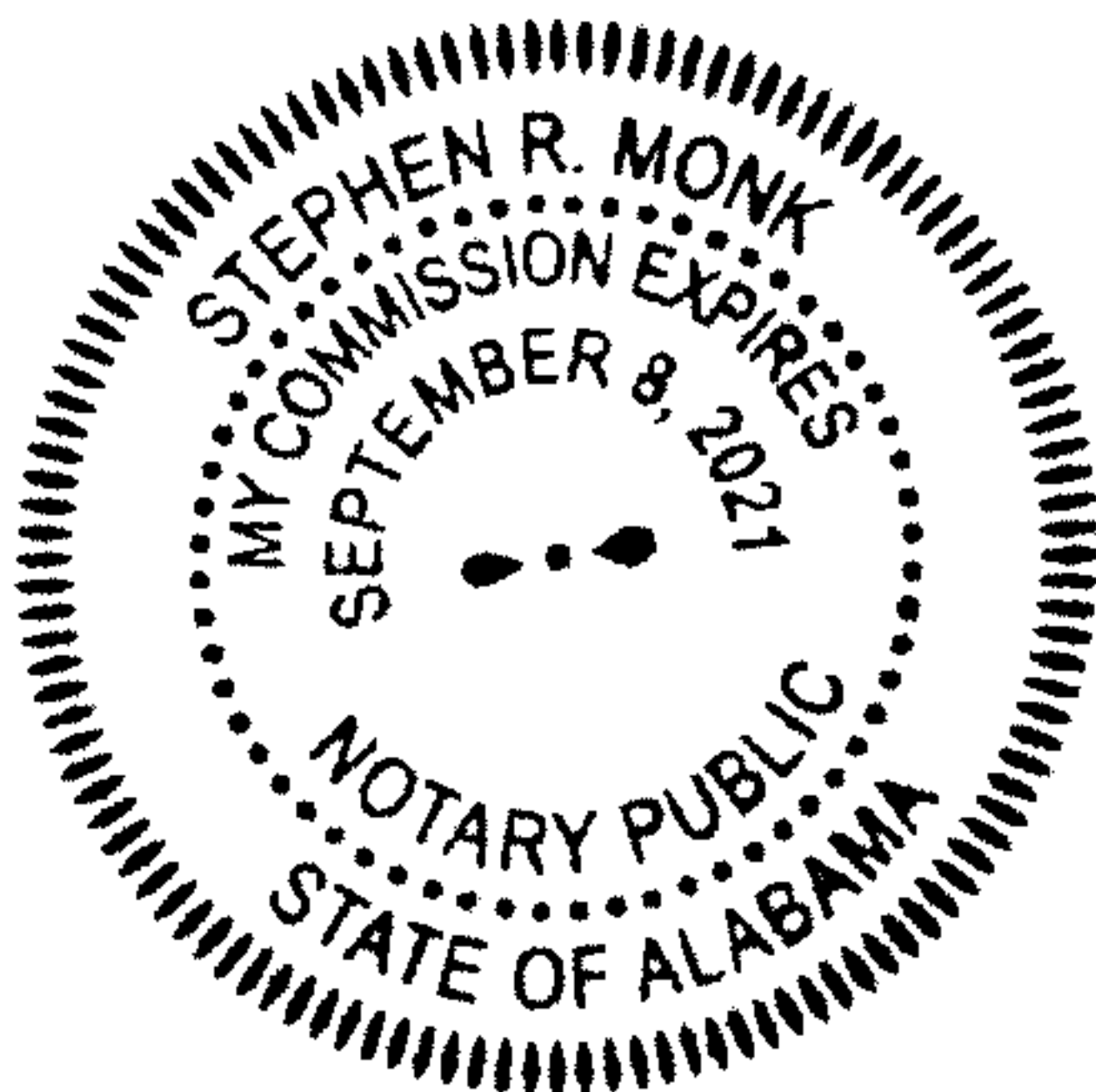
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO INDUSTRIES, INC., a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed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

[NOTARIAL SEAL]

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:

Greystone CCS Development, LLC

Mailing Address:

300 Cahaba Park Circle, Suite 101
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 6, 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 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 October 6, 2017X Unattested

(verified by) _____

EBSCO INDUSTRIES, INC.

By: _____

Brooks Knapp, Vice President

(Grantor/Grantee/Owner/Agent) circle one

