

STATE OF ALABAMA
COUNTY OF SHELBY

20171228000461060
12/28/2017 08:37:00 AM
DEEDS 1/4

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE MILLION FIFTEEN THOUSAND and NO/100 DOLLARS (\$1,015,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, KC PROPCO, LLC, a Delaware limited liability company (the "**Grantor**"), does hereby GRANT, BARGAIN, SELL and CONVEY unto NEWCo2, LLC, an Alabama limited liability company (the "**Grantee**"), its successors and assigns, in fee simple, the following described real estate, situated in Shelby County, Alabama (collectively, the "**Property**"):

LOT 11, ACCORDING TO THE SURVEY OF SOUTH PARK, AS RECORDED IN MAP BOOK 20, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Grantee's Address: One Office Park Circle, Suite 300,
Birmingham, Alabama 35223

Grantor's Address: c/o 4th Street Asset Management, L.P., Attn: Jordan Meyerson
20283 State Road 7, Suite 400
Boca Raton, FL 33498

Property Address: 1820 Southpark Drive,
Hoover, AL 35244

This conveyance is made subject to the Permitted Exceptions shown on Exhibit A attached hereto and made a part hereof.

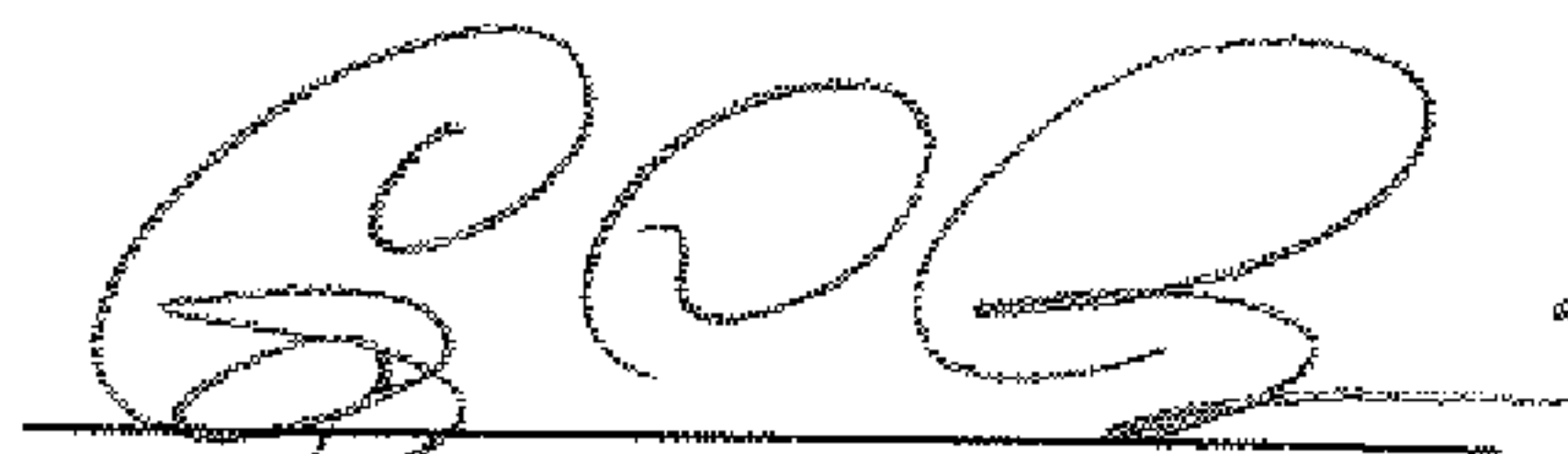
Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under the Grantor, except as to the Permitted Exceptions, but against none other.

TO HAVE AND TO HOLD the aforegranted premises unto the Grantee, its successors and assigns **FOREVER**.

Grantor is signing and sealing this instrument on December 11, 2017.

KC PROPCO, LLC

By:



Craig C. Birker,
Its Assistant Secretary

[SEAL]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

On December 6, 2017, before me, Francesca Smurda, Notary Public, personally appeared CRAIG C. BIRKER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY PUBLIC

This instrument prepared by:

Karen Yoshida, Paralegal
SANDLER AND ROSEN, LLP
1925 Century Park East, Suite 1880
Los Angeles, CA 90067



Exhibit A

Permitted Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Easements, restrictions and setback lines as shown on recorded map in Map Book 20, Page 100.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as recorded in Real 1236, beginning at 881, as amended by Amendment No. 1 record in Real 1294 beginning at Page 30, as amended by Amendment No. 2 recorded in Real 1437, Page 570.

NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604©.

4. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Book 358, Page 836; Deed Book 101, Page 523; Deed Book 139, page 157; Deed Book 219, Page 586 and Deed Book 251, Page 886.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such right as recorded in Deed Book 127, Page 140.
6. Easement and Right of Way to Shelby County, Alabama as recorded in Deed Book 153, Page 212; Deed Book 177, Page 25 and Deed Book 177, page 46.
7. Agreement between the Harbert Equitable Joint Venture and Sunlink Corporation as recorded in Instrument No. 1996/0745.
8. Agreement between The Harbert Equitable Joint Venture and EES Joint Venture, as recorded in Instrument No. 1996/0744.

Real Estate Sales Validation Form

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

Grantor's Name KC Propco, LLC
 Mailing Address c/o Schwartz Kales Accountancy Corp.
6310 San Vicente Blvd., #250
Los Angeles, CA 90048

Grantee's Name NEWCo2, LLC
 Mailing Address One Office Park Circle, # 300
Birmingham, Alabama 35223

Property Address 1820 Southpark Drive,
Hoover, AL 35244

Date of Sale December //, 2017

Total Purchase Price \$ 1,015,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/28/2017 08:37:00 AM
 \$379.00 JESSICA
 20171228000461060

price or actual value claimed on this instrument is 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 Dec. 2017

KC PROPCO, LLC
 Print By: Jeffrey M. Green, its Vice President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1