

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

SEND TAX NOTICE TO:  
Greystone Way, LLC  
1801 South Keene  
Clearwater, FL 33756  
Attn: William Gross and James J.  
White

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 1st day of November, 2018, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **GREYSTONE WAY, LLC**, a Florida 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 8, according to the Tattersall Park Resurvey No. 3, as recorded in Map Book 49, Pages 81A and 81B in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the 2019 tax year and for all subsequent tax years thereafter.
2. North Shelby County Library District dues and assessments for the 2019 tax year and for all subsequent years thereafter.
3. All easements, restrictions, reservations, rights-of-way and other matters of record.
4. 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 and under subject property.

The entire Purchase Price for the Property has been paid from the proceeds of a loan obtained by Grantee from Branch Banking and Trust Company which is secured by a Mortgage recorded contemporaneously herewith in the Probate Office.

5. Covenant and Agreement for Water and Sewer Service recorded in Real 235, Page 649, in the Probate Office.
6. Temporary Easement for Water Line construction, operation, maintenance and repair and right-of-way for ingress and egress recorded in Instrument 20180419000131350, in the Probate Office, as shown on the ALTA/NSPS Land Title Survey prepared by Derek S. Meadows, with Gonzalez-Strength & Associates, Inc. dated 3/21/2018, last revised 8/10/2018 and designated as Project 28814.
7. Five foot stormwater drainage easement granted in Instrument 20170224000065890 and as shown on the ALTA/NSPS Land Title Survey prepared by Derek S. Meadows, with Gonzalez-Strength & Associates, Inc. dated 3/21/2018, last revised 8/10/2018 and designated as Project 28814.
8. Matters as shown on the recorded map of Tattersall Park Resurvey No. 3 recorded in Map Book 49, Pages 81A and 81B in the Probate Office.
9. All matters which a current and accurate survey of the Property would indicate or disclose.

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

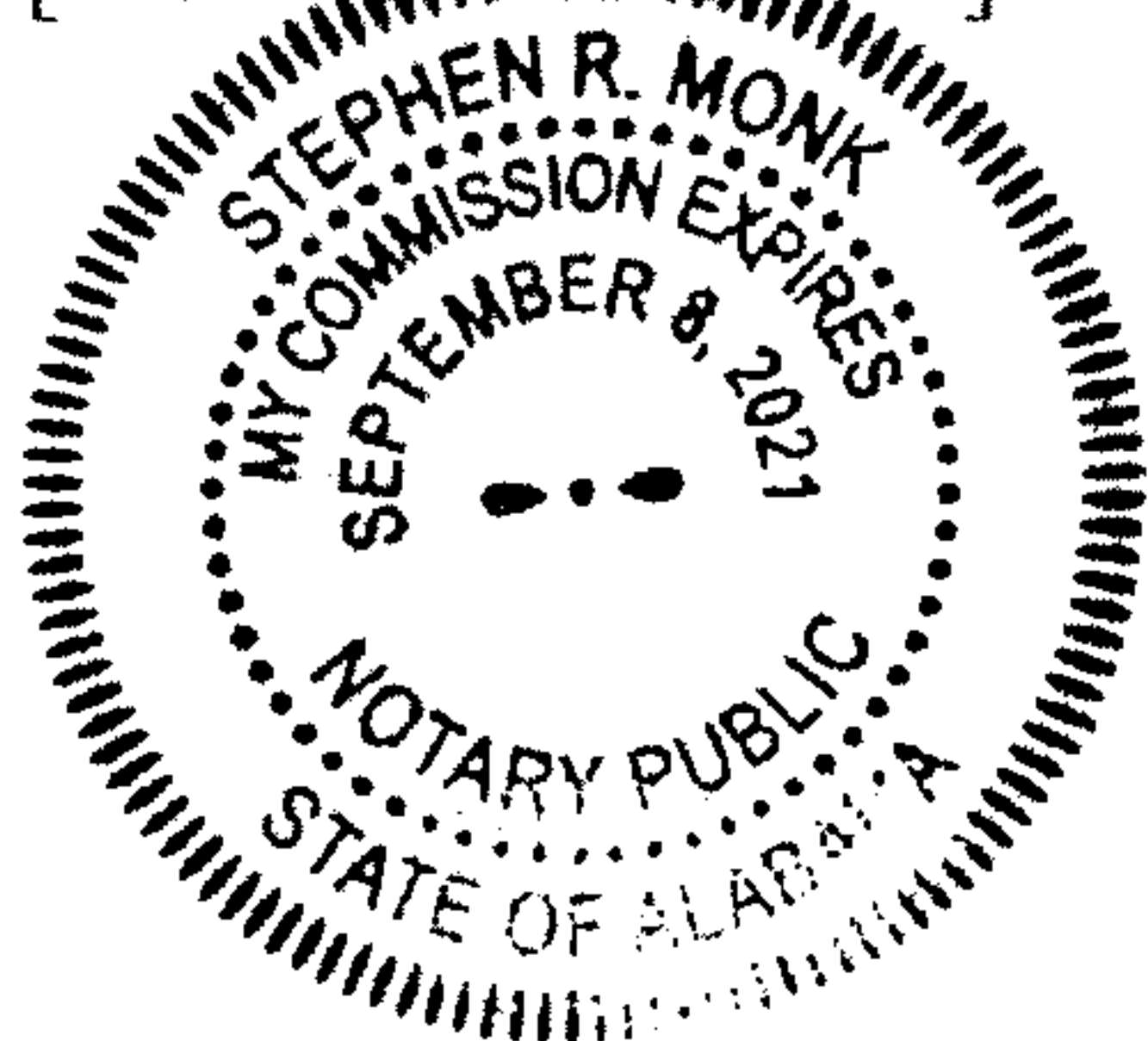
STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

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 this 1st day of November, 2018.

[Signature]  
Notary Public

[NOTARY SEAL]



My commission expires: 9/8/2021

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



20181102000389870 11/02/2018 12:45:02 PM DEEDS 4/4  
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 WAY, LLC

Mailing Address:

1801 South Keene  
Clearwater, FL 33756

Property Address: Lot 8, according to the  
Tattersall Park Resurvey No. 3, as recorded in Map  
Book 49, Pages 81A and 81B, in the Probate Office  
of Shelby County, Alabama

Date of Sale:

November 1, 2018

Total Purchase Price

\$3,176,510.00

or

Actual Value

or

Assessor's Market Value



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2018 12:45:02 PM  
\$25.00 CHERRY  
20181102000389870

*Allen S. Byrd*

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 November 1, 2018

EBSCO INDUSTRIES, INC.

By:

Its:

*Brooklyn Knapf*  
*Vice President*

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by) \_\_\_\_\_