

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Palmetto Hoover-Hwy 119, LLC
PO Box 1615
Thomasville, GA 31799
Attn: Miles Watkins

20190628000232380
06/28/2019 03:04:45 PM
DEEDS 1/5

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 28th day of June, 2019, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **PALMETTO HOOVER-HWY 119, 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 3B, according to the Amended Map of Tattersall Park Resurvey No. 5 as recorded in Map Book 50, Page 84, in the Probate Office of Shelby County, Alabama.

Together with access and other easements and privileges set forth in Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Real 314, page 506, First Amendment to Declaration as recorded in Instrument 1996-531, Second Amendment to Declaration as recorded in Instrument 1996-532, Third Amendment to Declaration as recorded in Instrument 2000-38942, Assignment of Developers as recorded in Instrument 2001-35832, Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060, Assignment of Developers rights as recorded in Instrument 20160512000163130, in the Probate Office of Shelby County, Alabama.

The consideration recited hereinabove was paid by a mortgage loan closed simultaneously herewith.

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

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
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. Such state of facts as shown on record subdivision plat Map Book 50, page 84 Shelby County Records.
5. 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.
6. The following matters as set out on the plat recorded in Map Book 50, page 84, in the Probate Office of Shelby County, Alabama.
 - a. 50 foot building setback from Alabama Hwy 119
 - b. 30 foot building setback from Tattersall Lane
 - c. 15 foot building setback from side lot line
 - d. 15 foot storm sewer easement along Northwest lot line
 - e. 20 foot sanitary sewer easement on the Southeast lot line
 - f. Utility Easement of varying width on the easterly corner of lot
 - g. Right of others to use private road as shown on map
7. Restrictions as set out on the plat recorded in Map Book 50, page 84, in the Probate Office of Shelby County, Alabama.
8. Rights of other in and to the use of private roads shown on maps as Tattersall Boulevard, Tattersall Way, Tattersall Lane, Tattersall Park Drive, Tattersall Drive.
9. Easement granted to Alabama Power Company as recorded in Instrument 20180315000083220, in the Probate Office of Shelby County, Alabama.
10. Covenant and Agreement for Water Service recorded in Real 235, page 574 in the Probate Office of Shelby County, Alabama.
12. Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Real 314, page 506, First Amendment to Declaration as recorded in Instrument 1996-531, Second Amendment to Declaration as recorded in Instrument 1996-532, Third Amendment to Declaration as recorded in Instrument 2000-38942, Assignment of Developers as recorded in Instrument 2001-35832, Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060, Assignment of Developers rights as recorded in Instrument 20160512000163130, in the Probate Office of Shelby County, Alabama.
13. Notice Regarding Availability of Sanitary Sewer Service executed by SWWC Utilities Inc as recorded in Instrument 20131204000469370, in the Probate Office of Shelby County, Alabama.
14. Restrictive Use and Reciprocal Easement Agreement by and between Ebsco Industries Inc. and Palmetto Hoover-Hwy 119, LLC, as recorded in Instrument 20190628000232100. in the Probate Office of Shelby County, Alabama.
15. Repurchase Option Agreement by and between Ebsco Industries Inc. and, as recorded in Instrument 20190628000232110, in the Probate Office of Shelby County, Alabama.
16. Restrictive Use and Reciprocal Easement Agreements as recorded in Instrument 20150213000048170, as modified by Amendment recorded in Instrument 20181031000385880; Instrument 20161214000455550; Instrument

20170224000065890; Instrument 20170921000343260; Instrument 20171017000377670; Instrument 20181017000367070; Instrument 20181102000389880; Instrument 20190116000017970, in the Probate Office of Shelby County, Alabama.

17. The following matters as set out an delineated on the survey prepared by Robbin E. Phillips with Schoel Engineering Company, Inc., dated 6/11/2019:
 - a) 50 foot setback from Alabama Hwy 119, 30 foot building setback from Tattersall Lane and 15 foot building setback line from side lot line.

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: _____

Printed Name: Brooks Knapp

Title: Vice President

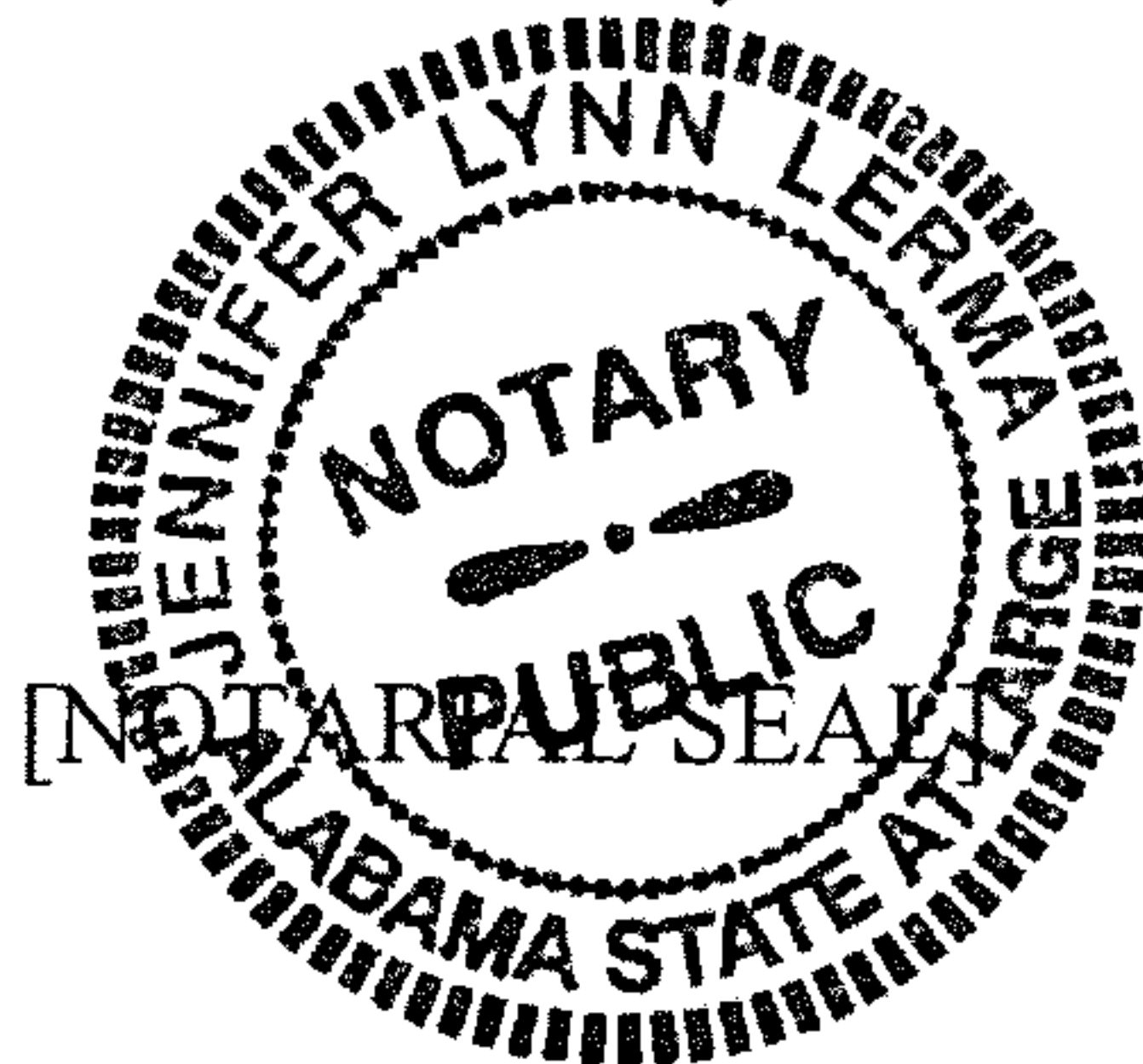
STATE OF ALABAMA)

:

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 25th day of June, 2019.



Notary Public

My commission expires: 9/20/20

This instrument prepared by:
Bradley G. Siegal, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 2400
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:

PALMETTO HOOVER-HWY 119, LLC

Mailing Address:

PO Box 1615
Thomasville, GA 31799Property Address: Lot 3B, according to the
Amended Map of Tattersall Park Resurvey No. 5,
as recorded in Map Book 50, Page 84, in the
Probate Office of Shelby County, AlabamaDate of Sale: June 28, 2019

Total Purchase Price \$747,925.00

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: June 28, 2019

____ Unattested

(verified by) Steve Duke

EBSCO INDUSTRIES, INC.

By: Brooks Knapp

Name: Brooks Knapp

Its: Vice President

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/28/2019 03:04:45 PM
 \$28.00 CHERRY
 20190628000232380

Alicia S. Byrd