

\$4,505,000.00 of the purchase price is evidenced by a purchase money mortgage recorded simultaneously herewith.

This instrument prepared by:

Send Tax Notices To:

Michael J. Brandt
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

SCP Narrows, LLC
1000 Urban Center Drive, Suite 675
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Million Three Hundred Thousand and No/100 DOLLARS (\$5,300,000.00) and other good and valuable consideration to the undersigned grantor, **NARROWS PROPERTIES, LLC**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **SCP NARROWS, LLC**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-E, according to the Resurvey of Lot 2, The Narrows Commercial Subdivision, Sector 2, as recorded in Map Book 27 Page 148 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 2D, according to the Amended Plat, Resurvey of Lot 2, The Narrows Commercial Subdivision, Sector 2 as recorded in Map Book 28, page 145, in the Probate Office of Shelby County, Alabama.

Together with rights obtained, which constitute an interest in real estates under that certain Reciprocal Easement Agreement by Equine Partners, LLC dated February 23, 2001 and recorded in Instrument 2001-06368.

Together with non-exclusive easement to use the Common Areas as more

particularly described in The Narrows Commercial Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000-17137 and First Amendment thereto recorded as Instrument 2000-41911 in the Probate Office of Shelby County, Alabama

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
NARROWS PROPERTIES, LLC	SCP NARROWS, LLC
<i>Home Address</i>	1000 Urban Center Drive, Suite 675
	Birmingham, Alabama 35242

Property Address:	151 and 153 Narrows Parkway, Alabama 35242
Tax Parcel ID:	09-04-20-1-004-004.003 and 09-04-20-1-004-004.004
Date of Sale:	Date of this Deed
Actual Value:	\$5,300,000.00
The Purchase Price can be verified in:	☒ Closing Statement

Subject to:

1. Taxes due in the year of 2020, a lien, but not yet payable, until October 1, 2020.
2. 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, limestone, and gravel in, on, and under subject property.
3. Right of way to South Central Bell, as recorded in Deed Book 324, page 840 and Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama.
4. Restrictions, limitations, conditions, public utility easements and other easements appearing of record in Map Book 27, Page 148 and Map Book 28, Page 145, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Natural Gas Supply Agreement with Alabama Gas Corporation recorded in Instrument 2000-01818, in the Probate Office of Shelby County, Alabama.
6. Reciprocal Easement Agreement as recorded in Instrument 2001-06368, in the Probate Office of Shelby County, Alabama.
7. The Narrows Commercial Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000-17137 and First Amendment thereto recorded as Instrument 2000-41911 in the Probate Office.
8. Sanitary Sewer Easement of 20 feet along Old Highway 280, as shown by recorded plat in Map Book 28, Page 145, in Probate Office. (Lot 2D)
9. Roadways and easements as shown by the record plats as follows:
 - a.) easement along the Northeast side of Lots 2-D and 2-E.

- b.) sewer easement in the Southeast corner of Lot 2-E
- c.) 20 foot easement for sewer and easement on Southwest side of Lots 2-D and 2-E.
- d.) future entrance shown in Northwest corner of Lot 2-E
- 13. Location of future driveway on southwesterly side of subject property as shown by recorded plat. (Lot 2D)
- 14. Subject to rights of tenant's in possession, as tenants only.
- 15. Subject the terms, conditions, limitations and provisions as set forth in Map Book 27, Page 148 and Map Book 28, Page 145.

TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto
set their signatures as the act of such GRANTOR, this the 3RD day of November, 2019.

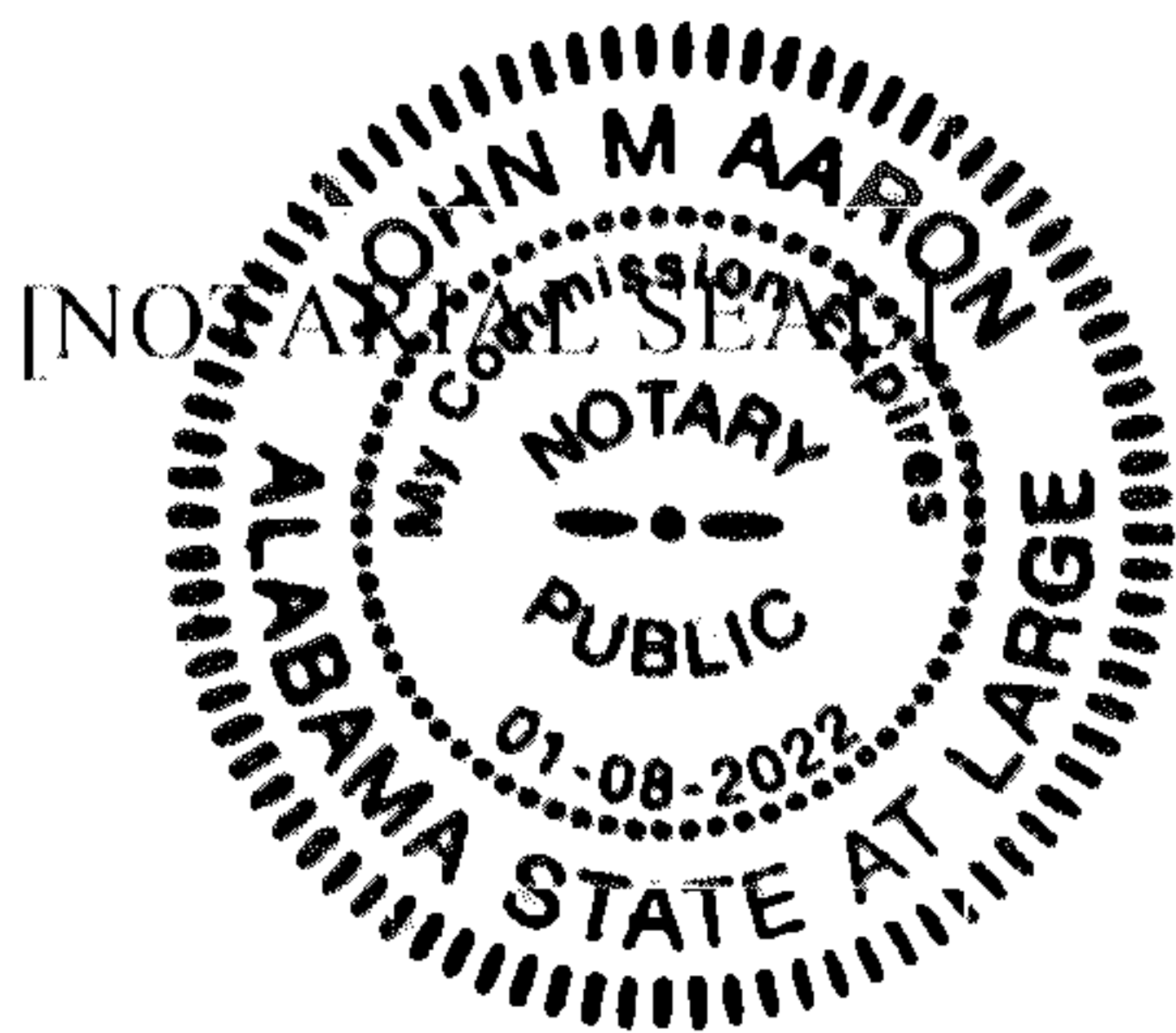
NARROWS PROPERTIES, LLC,
an Alabama limited liability company

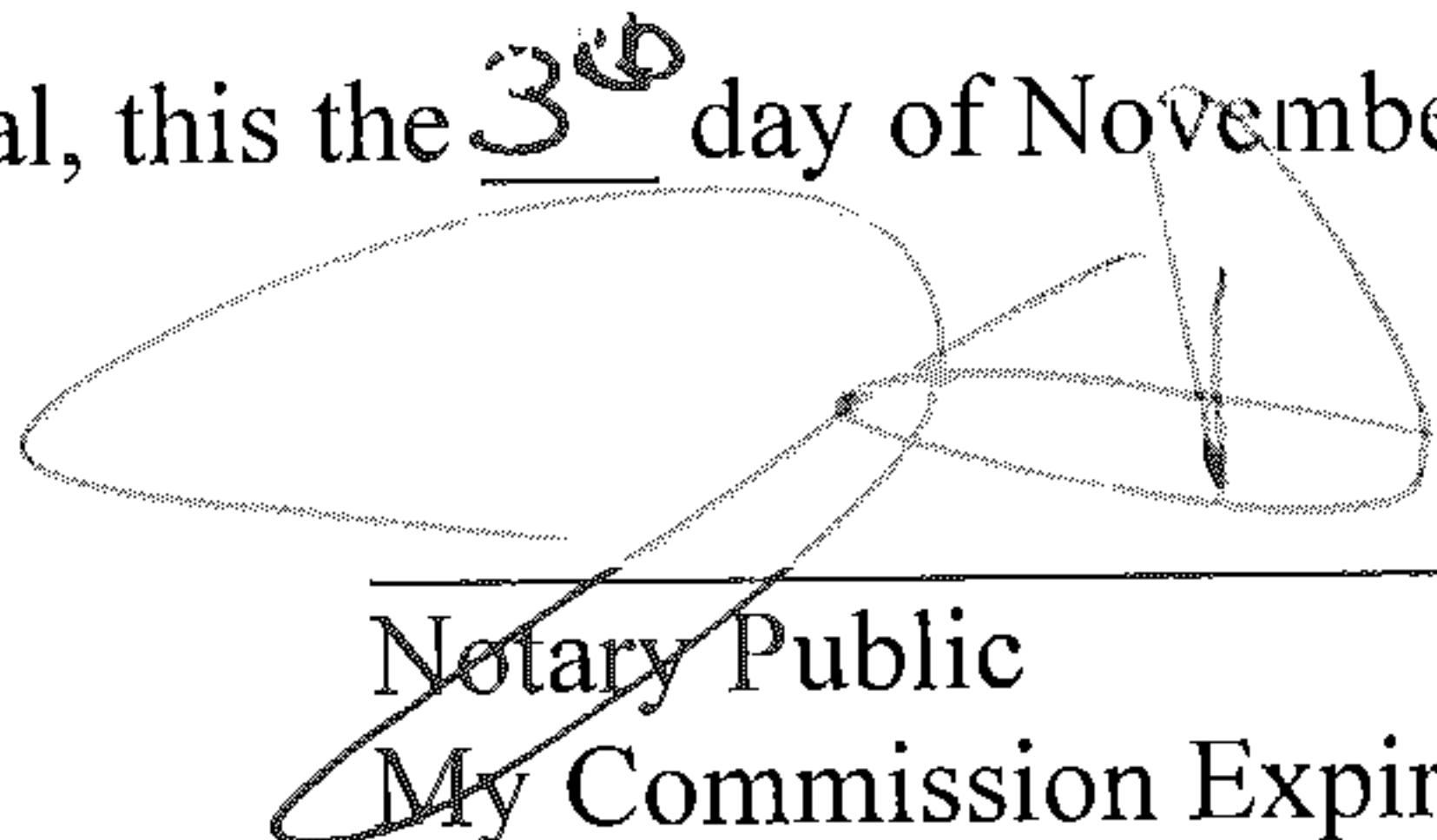
By: 
Dr. E. Payson Dougherty
Its Managing Member

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dr. E. Payson Dougherty, whose name as Managing Member of Narrows Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 3RD day of November, 2019.




Notary Public
My Commission Expires: 1/8/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2019 11:31:29 AM
\$826.00 CHERRY
20191107000414130

Allen S. Bayl