

*This Instrument Prepared By, And  
After Recording Return To:*

Jeff Baker  
Burr & Forman LLP  
420 North 20th St., Suite 3400  
Birmingham, AL 35203  
205.251.3000

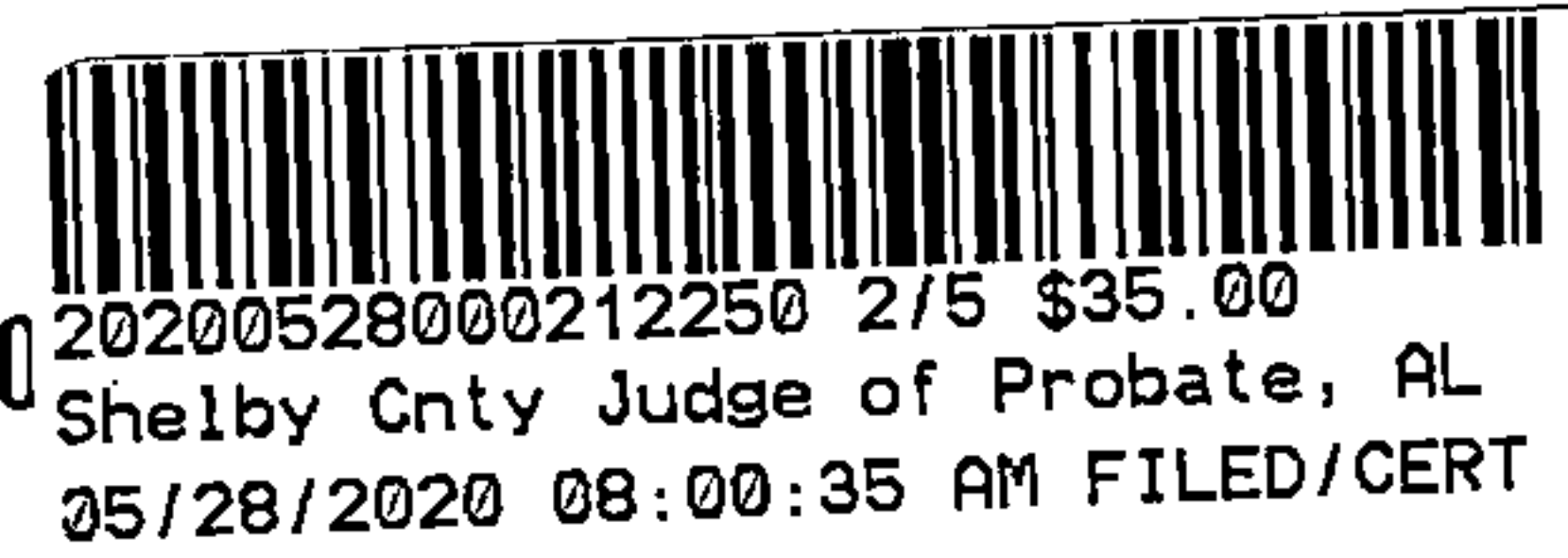
STATE OF ALABAMA     )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, the undersigned **THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT**, a public corporation organized under the laws of the State of Alabama ("Grantor"), does by these presents grant, bargain, sell and convey unto **HEADQUARTERS PARTNERSHIP, LTD.**, an Alabama limited partnership ("Grantee"), all those certain tracts or parcels of real estate situated in Shelby County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof, together with all easements or other rights appurtenant thereto and all buildings, structures or improvements located thereon (collectively, the "Property"); provided, however, that this conveyance is expressly made subject to such liens, encumbrances and exceptions (i) to which title to the Property was subject at the time of Grantor's acquisition of the Property, (ii) to which Grantee or its predecessors in title have consented, and (iii) resulting from any failure by Grantee or its predecessors in title to perform or observe any of the agreements or covenants on their part set forth in that certain Lease Agreement recorded in the Office of the Shelby County Judge of Probate in Book 299, page 47, as heretofore amended, modified, supplemented, extended or renewed (collectively, the "Permitted Encumbrances").

**TO HAVE AND TO HOLD** unto the said Grantee and its successors and assigns, forever, subject to the Permitted Encumbrances.

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IN WITNESS WHEREOF, the said Grantor has caused this instrument to be properly executed and delivered as of the 26<sup>th</sup> day of February, 2020.

GRANTOR:

THE INDUSTRIAL DEVELOPMENT BOARD  
OF THE TOWN OF VINCENT

By: Don Driggers [SEAL]  
Print Name: Don Driggers  
Title: Chairman

ATTEST:

By: [Signature]  
Print Name: Margh Acker  
Title: Secretary / Treas.

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Don Driggers, whose name as Chairman of The Industrial Development Board of the Town of Vincent, a public corporation organized under the laws of the State of Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26<sup>th</sup> day of February, 2020.

Becky C. Sanders  
NOTARY PUBLIC  
My Commission Expires: February 17, 2021



**EXHIBIT A TO STATUTORY WARRANTY DEED*****Legal Description of the Property*****Parcel 1**

A parcel of land situated in the NW1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the SWV4 of the NW/4 of Section 17, Township 19 South, Range 1 West and run east along the south line of said 1/4-1/4 section 90.46 feet to a point; thence turn 69° 58' 56" to the left and run Northeasterly 171.03 feet to the point of beginning; thence continue along last described course 2203.00 feet to a point; thence turn 105° 09' 13" to the right and run Southeasterly 868.83 feet to a point; thence turn 48° 53' 28" to the left and run Northeasterly 87.00 feet to a point on the Southwesterly R.O.W. line of U.S. Highway No. 280 and also lying on a curve to the left having a radius of 3014.94 feet; thence turn 90° 00' to the right (angle measured to tangent) and run Southeasterly along said R.O.W. and along the arc of said curve to the left 200.00 feet to a point; thence turn 900 00' to the right (angle measured to tangent) and run Southwesterly 103.00 feet to a point; thence turn 43° 58' 14" to the right and run Northwesterly 39330 feet to a point; thence turn 780 44' 05" to the left and run Southwesterly 417.77 feet to a point; thence turn 19° 14' 16" to the left and run Southwesterly 781.28 feet to a point; thence turn 73° 57' 49" to the right and run in a Westerly direction 168.88 feet to a point; thence turn 660 52' 31" to the left and run Southwesterly 630.96 feet to a point; thence turn 88° 13' 57" to the right and run Northwesterly 227.50 feet to the point of beginning.


Containing 955,96936 square feet or 21.946 acres.

**Parcel 2**

A parcel of land situated in the Northwest Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest Corner of the Northwest Quarter of Section 17, Township 19 South, Range 1 West, and run easterly along the South line of said Quarter Section for 420.77 feet; thence turn 64°26'03" to the left and run northeasterly for 702.85 feet to the POINT OF BEGINNING; thence turn 66°52'31" to the right and run easterly for 74.14 feet; thence turn 73°57'49" to the left and run northeasterly for 595.25 feet; thence turn 166°43'34" to the right and run southwesterly for 435.15 feet; thence turn 59°12'38" to the left and run southeasterly for 245.69 feet; thence turn 104°04'45" to the left and run northeasterly for 392.78 feet; thence turn 7°57'56" to the left and run northeasterly for 231.27 feet; thence turn 107°05'23" to the right and run southeasterly for 314.31 feet; thence turn 112°44'49" to the left and run northeasterly for 102.54 feet; thence turn 21°21'08" to the left and run northwesterly for 188.04 feet; thence turn 15°11'42" to the right and run northerly for 225.57 feet; thence turn 114°19'02" to the right and run southeasterly for 61.43 feet; thence turn 43°58'14" to the left and run northeasterly for 25.23

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Shelby Cnty Judge of Probate, AL  
05/28/2020 08:00:35 AM FILED/CERT

feet; thence turn  $109^{\circ}39'17''$  to the right and run southerly for 122.83 feet; thence turn  $15^{\circ}11'42''$  to the left and run southeasterly for 222.29 feet; thence turn  $21^{\circ}21'08''$  to the right and run southwesterly for 131.91 feet; thence turn  $17^{\circ}03'06''$  to the right and run southwesterly for 211.51 feet; thence turn  $3^{\circ}25'43''$  to the left and run southwesterly for 620.43 feet; thence turn  $84^{\circ}44'10''$  to the right and run northwesterly for 403.60 feet; thence turn  $22^{\circ}24'39''$  to the right and run northwesterly for 349.41 feet to the POINT OF BEGINNING.

Containing 430,277.9 Square Feet, more or less.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	The Industrial Development Board of the Town of Vincent	Grantee's Name:	Headquarters Partnership, Ltd.
Mailing Address:	PO Box 49, Vincent, AL 35178	Mailing Address:	3710 Redmont Rd., Birmingham, AL 35213
Property Address:	5724 US HWY 280, Birmingham, AL 35242	Date of Sale:	February 26, 2020
 20200528000212250 5/5 \$35.00 Shelby Cnty Judge of Probate, AL 05/28/2020 08:00:35 AM FILED/CERT <i>LS Byl</i>		Total Purchase Price: \$ _____ or Actual Value: \$ _____ or Assessor's Market Value: <u>\$315,750.00</u>	

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
☐ Appraisal  
☐ Sales Contract
☒ Other: Tax Assessor Value  
☐ Closing Statement

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: February 26, 2020

Witness:

By: Begonia H. Ellis

Jeffrey T. Baker  
Jeffrey T. Baker, Attorney for Grantee