
This instrument prepared by
Adam Balthrop, Esq.
Pepperwood, Inc.
200 Galleria Parkway, S.E., Suite 900
Atlanta, Georgia 30339

STATE OF ALABAMA
SHELBY COUNTY

SPECIAL WARRANTY DEED

KNOW ALL MEN, in consideration of Ten and no/100 Dollars plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHELSEA-SELIG, LLC**, an Alabama limited liability company (herein "GRANTOR"), does hereby grant, bargain, sell and convey unto **PEPPERWOOD, INC.**, a Georgia corporation (herein "GRANTEE"), its successors and/or assigns, the real property situated in Shelby County, Alabama and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

GRANTOR herein affirms that the above described Property is not homestead.

This conveyance is made and accepted subject to all matters set forth herein and in Exhibit B attached hereto and incorporated herein by reference ("Permitted Exceptions"), but only to the extent the Permitted Exceptions are valid, existing and affect the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto GRANTEE, its successors and/or assigns as aforesaid, AND GRANTOR does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND, the right and title to the Property unto Grantee against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

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:
Chelsea-Selig, LLC	Pepperwood, Inc.
1100 Spring Street, Suite 550 Atlanta, Georgia 30309	200 Galleria Parkway, S.E., Suite 900 Atlanta, GA 30339
Property Address:	Lot 5, Outparcel 3, Tax Parcel No. 09 70 26 0 001 038.002
Date of Sale:	October 7, 2020
Purchase Price:	\$675,000.00
The Purchase Price can be verified in:	☒ Closing Statement

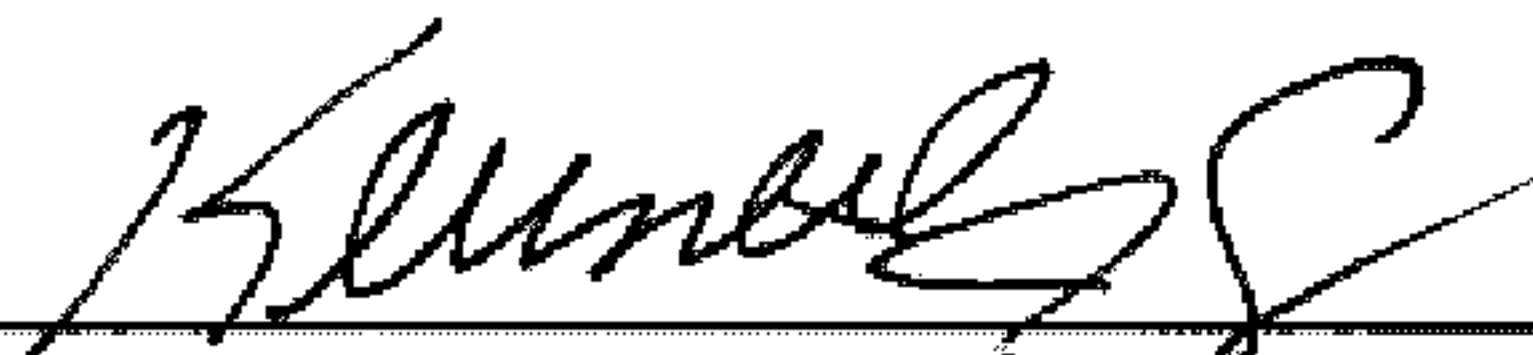
(Signatures appear on the next page)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

CHELSEA-SELIG, LLC, an Alabama limited liability company

By: Selig Enterprises, Inc., a Georgia corporation,
Its Manager

By: 
Name: Kenneth J. Clayman
Title: Senior Vice President, Secretary
and General Counsel

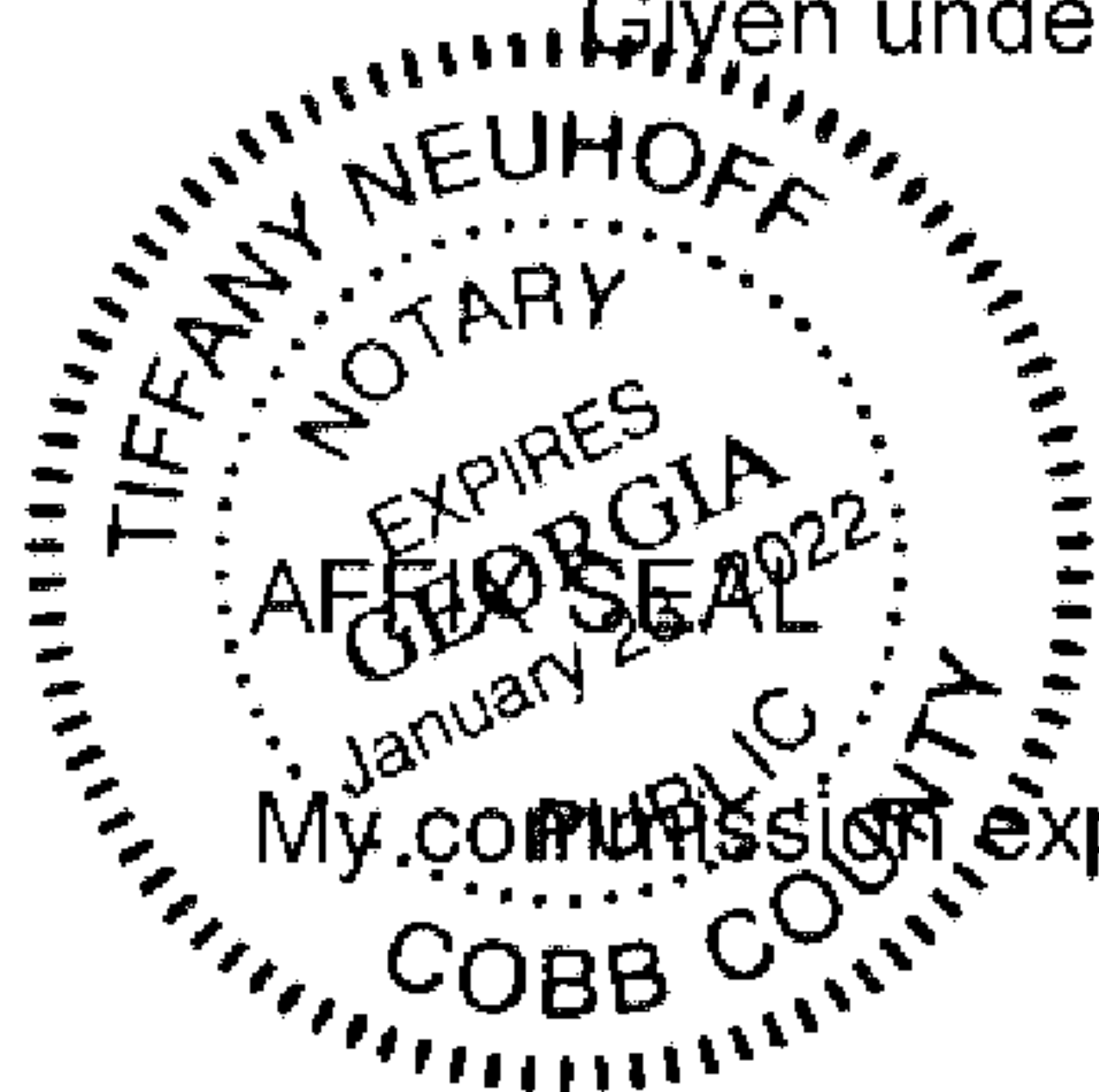
[CORPORATE SEAL]

STATE OF GEORGIA

COUNTY OF FULTON

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Kenneth J. Clayman, whose name as Senior Vice President, Secretary and General Counsel of Selig Enterprises, Inc., a Georgia corporation, Manager of **CHELSEA-SELIG, 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 of said instrument, he, as such representative and with full authority, executed the same voluntarily for and as the act of said corporation on behalf of said limited liability company.

Given under my hand and official seal, this 5th day of October, 2020.




Notary Public

My commission expires: Jan. 23, 2022

Tax statements for real property
should be sent to:

PEPPERWOOD, INC.
200 GALLERIA PKWY, S.E., STE. 900
ATLANTA, GA 30339

Exhibit "A"

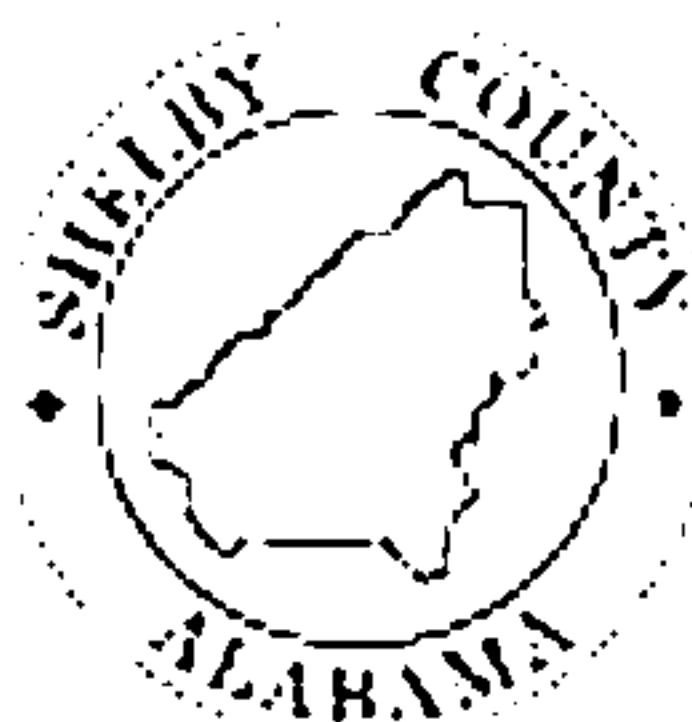
Legal Description

Lot 5, according to the survey of Chelsea Crossroads, as recorded in Map Book 41, Page 109 A&B, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. Restrictions, covenants, and conditions as set out in Inst. No. 20100902000283530, Probate Office of Shelby County, Alabama.
3. Restrictions, limitations and conditions as set out in Plat Book 41, page 109A, in the Probate Office of Shelby County, Alabama.
4. Right(s) of Way(s) granted to Alabama Power Company, as set out in Volume 102, page 171; Volume 107, Page 311; Volume 111, page 152; and Volume 138, page 95, in the Probate Office of Shelby County, Alabama.
5. Certificate of Annexation ordinance as recorded in Inst. No. 20090811000309350, in Probate Office of Shelby County, Alabama.
6. Covenants, conditions and restrictions as applies to subject property as set out in Memorandum of Lease dated December 2009 between Chelsea Crossroads, LLC and Publix Alabama, LLC, an Alabama limited liability company, recorded in Inst. No. 20091216000461140, in Probate Office of Shelby County, Alabama.
7. Terms and conditions of Declaration of Restrictions, Covenants, and Grant of Easements dated December 16, 2009, recorded in Inst. No. 20091216000461130, and assignment recorded in Inst. No. 20091216000461160, in Probate Office of Shelby County, Alabama.
8. Reservation and rights and easements as set out in Inst. No. 20091221000464870, Inst. No. 20091216000461150, and Inst. No. 20100105000000270, in Probate Office of Shelby County, Alabama.
9. Permanent Easement Deed as recorded in Inst. No. 20110112000010600 in the Probate Office of Shelby County, Alabama.
10. Matters shown on Survey prepared by Kenneth Herring PLS 21463, dated November 7, 2019, as follows:
 - a. Encroachment of Overhead Electrical line across westerly boundary line.
 - b. Location of underground water line along northerly boundary.
 - c. Location of underground electrical line along northerly boundary.
 - d. Location of electrical vaults (2) along northerly boundary.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2020 08:07:15 AM
\$706.00 JESSICA
20201016000471210

Allen S. Bayl