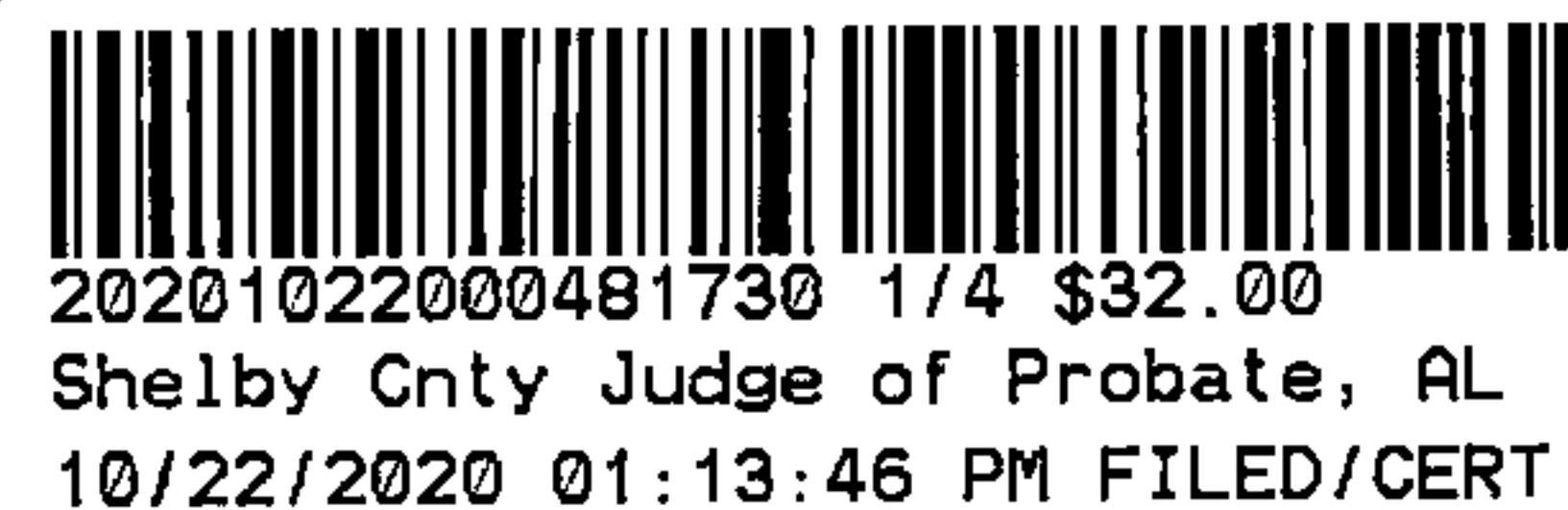


This instrument was prepared by:
Jeffrey W. Brumlow, Esq.
BRUMLOW LEGAL GROUP
137 Main Street, Ste 2020
Trussville, AL 35173

Send Tax Notice to:
Public Building Authority of the City of
Alabaster, Alabama
1953 Municipal Way
Alabaster, AL 35007



STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **Four Million Two-hundred Seventy-two Thousand Seven Hundred Seventy-two and 96/100 Dollars (\$4,272,772.96)**, and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficient of which are hereby acknowledged, **The City of Alabaster, Alabama**, an Alabama municipal corporation, (hereinafter referred to as the "Grantor"), has bargained and sold and by these presents does grant, bargain, sell and convey unto **THE PUBLIC BUILDING AUTHORITY OF THE CITY OF ALABASTER, ALABAMA**, an Alabama municipal building authority (hereinafter referred to as the "Grantee"), all of its rights, title and interests in and to that certain tract or parcel of land lying in Shelby County, State of Alabama, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property".

TOGETHER WITH (a) with all buildings, parking lots, landscaping and other improvements thereon, (b) all hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, and (c) all, if any, of Grantor's right, title and interest in and to any easements, rights of way, covenants, water rights, air rights, subsurface rights, oil, gas and other hydrocarbon substances, mineral rights, privileges, licenses, and other rights and benefits belonging to, running with the owner of, or in any way relating to the aforesaid Property and, and (d) all rights, title and interest of Grantor in and to any land lying in the bed of any street, road, alley, strips, gores or alley, opened or proposed, in front of or abutting or adjoining the aforesaid Property.

RIGHT OF REVERTER: All right, title, claim, and interest of Grantee to the property conveyed herein and all improvements then located thereon shall revert, *ipso facto*, to Grantor in the event the lien of that certain Mortgage Indenture and Deed of Trust dated October 22, 2020, between the Seller and Regions Bank, as trustee, as from time to time may be supplemented and amended, has been extinguished and all indebtedness incurred by the Purchaser for the design, development, construction, acquisition, equipping and provision of the buildings and structures on the Property, including any refinancings thereof, whether incurred under the said indenture or otherwise, have been paid in full and are no longer owed or outstanding.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but against no other.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be effective as of the 22nd day of October 2020.

GRANTOR:

City of Alabaster, Alabama

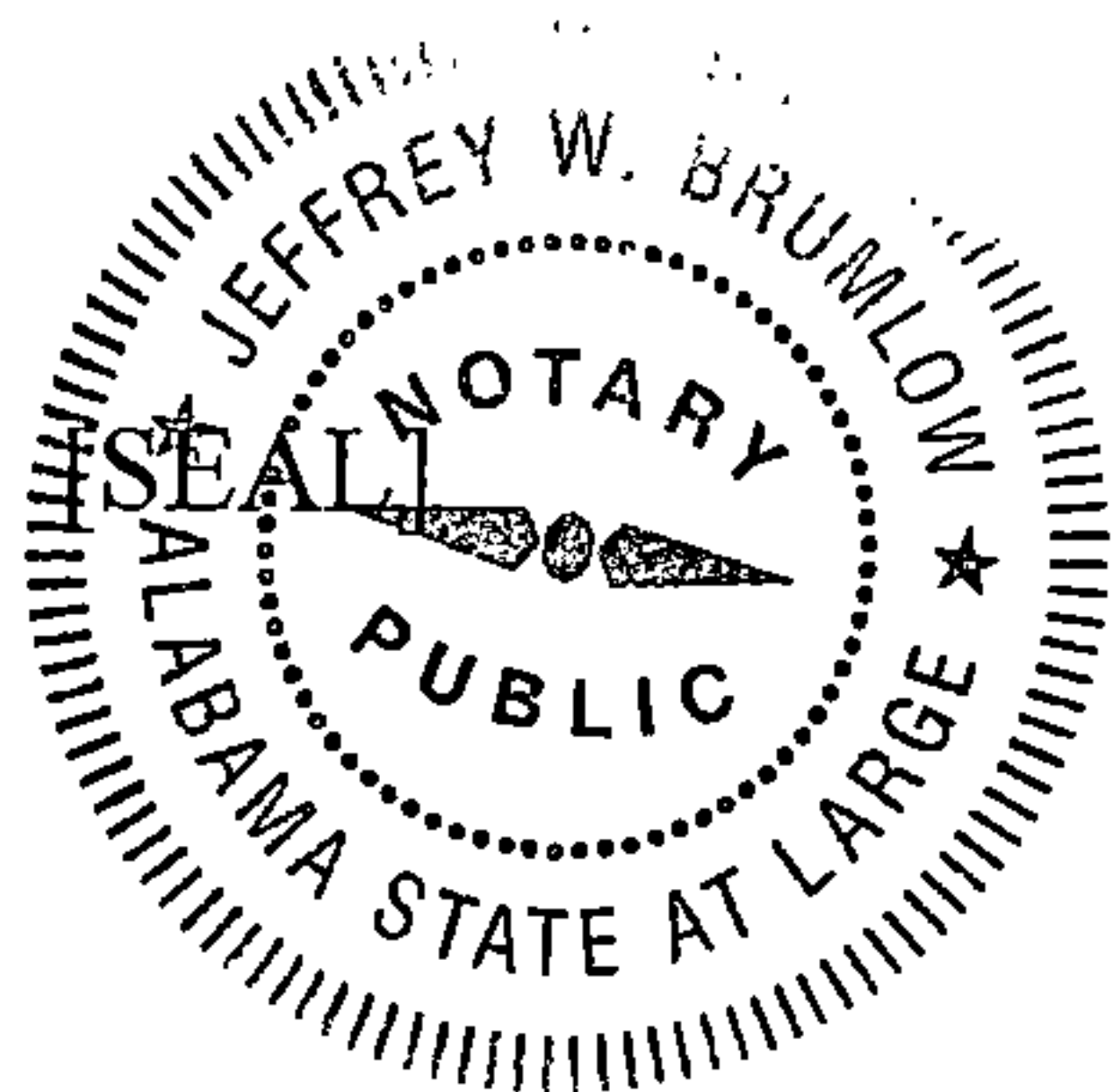
By: Marty B. Handlon
Marty B. Handlon, Its Mayor

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marty B. Handlon, whose name as the Mayor of the City of Alabaster, Alabama, an Alabama municipal corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, pursuant to Ordinance 20- 120 lawfully adopted on the 19th day of October, 2020, as such Authorized Party and with full authority, executed the same voluntarily for and as the act of said municipality.

Given under my hand and seal, this 20 day of October 2020.




NOTARY PUBLIC

My Commission Expires:

Jeffrey W Brumlow
Notary Public
State of Alabama - At Large
My Commission Expires Dec. 10, 2022



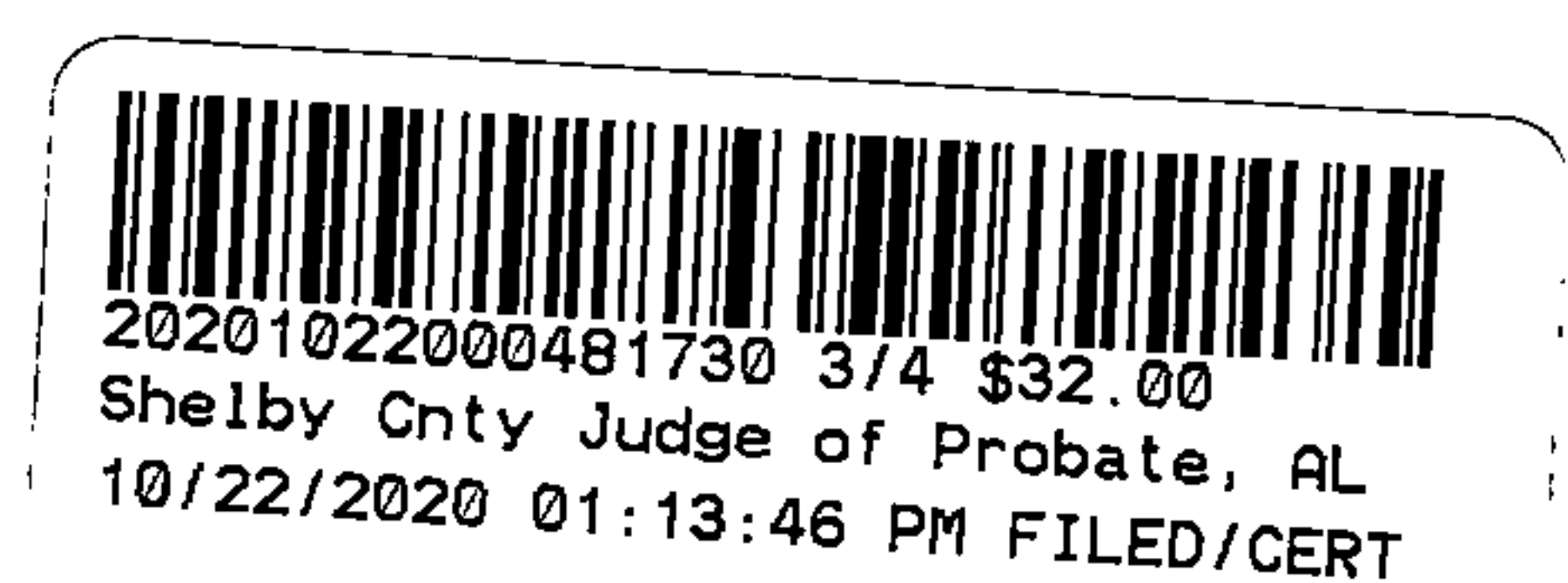
20201022000481730 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/22/2020 01:13:46 PM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND KNOWN OR TO BE KNOWN AS LOT 1, ACCORDING TO THE SURVEY OF SILURIA MILL'S RESURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT BEING THE NORTHEAST CORNER OF LOT 89, ACCORDING TO THE SURVEY OF SILURIA MILLS, AS RECORDED IN MAP BOOK 5, PAGE 10, IN THE PROBATE OFFICE OF SHELBYCOUNTY, ALABAMA, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO.119; THENCE RUN SOUTH 11 DEGREES 30 MINUTES 02 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 405.09 FEET TO THE SOUTHEAST CORNER OF LOT 77 OF SAID SILURIA MILLS SURVEY AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 11TH AVENUE SOUTHWEST; THENCE RUN NORTH 79 DEGREES 10 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID 11TH AVENUE SOUTHWEST FOR 435.85 FEET TO THE SOUTHWEST CORNER OF LOT 80 OF SAID SILURIA MILLS SURVEY; THENCE RUN NORTH 10 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 80 FOR 184.17 FEET TO THE NORTHWEST CORNER OF LOT 80 ;THENCE RUN NORTH 67 DEGREES 41 MINUTES 48 SECONDS WEST FOR 154.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD ; SAID POINT BEING ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1980.99 FEET, A CHORD BEARING OF NORTH 19 DEGREES 34 MINUTES 53 SECONDS EAST, AND A CHORD LENGTH OF 187.91 FEET; THENCE RUN ALONG SAID ARC AND SAID RIGHT OF WAY FOR 187.99 FEET; THENCE RUN NORTH 22 DEGREES 18 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY FOR 169.32 FEET TO THE NORTHWEST CORNER OF LOT 94, OF SAID SILURIA MILLS SURVEY; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 77 DEGREES 32 MINUTES 30 SECONDS EAST FOR 360.03 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 97 OF SAID SILURIA MILLS SURVEY SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF 6TH STREET SOUTHWEST; THENCE RUN SOUTH 11 DEGREES 03 MINUTES 00 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 149.50 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 10TH AVENUE SOUTHWEST ; THENCE RUN SOUTH 78 DEGREES 32 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 10TH AVENUE SOUTHWEST FOR 170.40 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 265,138.48 S.F. OR 6.09 ACRES 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 CITY OF ALABASTER, AL
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Grantee's Name Public Building Authority of the City of
Mailing Address Alabaster, AL
1953 Municipal Way
Alabaster, AL 35007

Property Address Hwy 119 and 11th Ave
Alabaster, AL 35007

Date of Sale October 22, 2020

Total Purchase Price \$ 4,272,772.96

or

Actual Value \$ _____

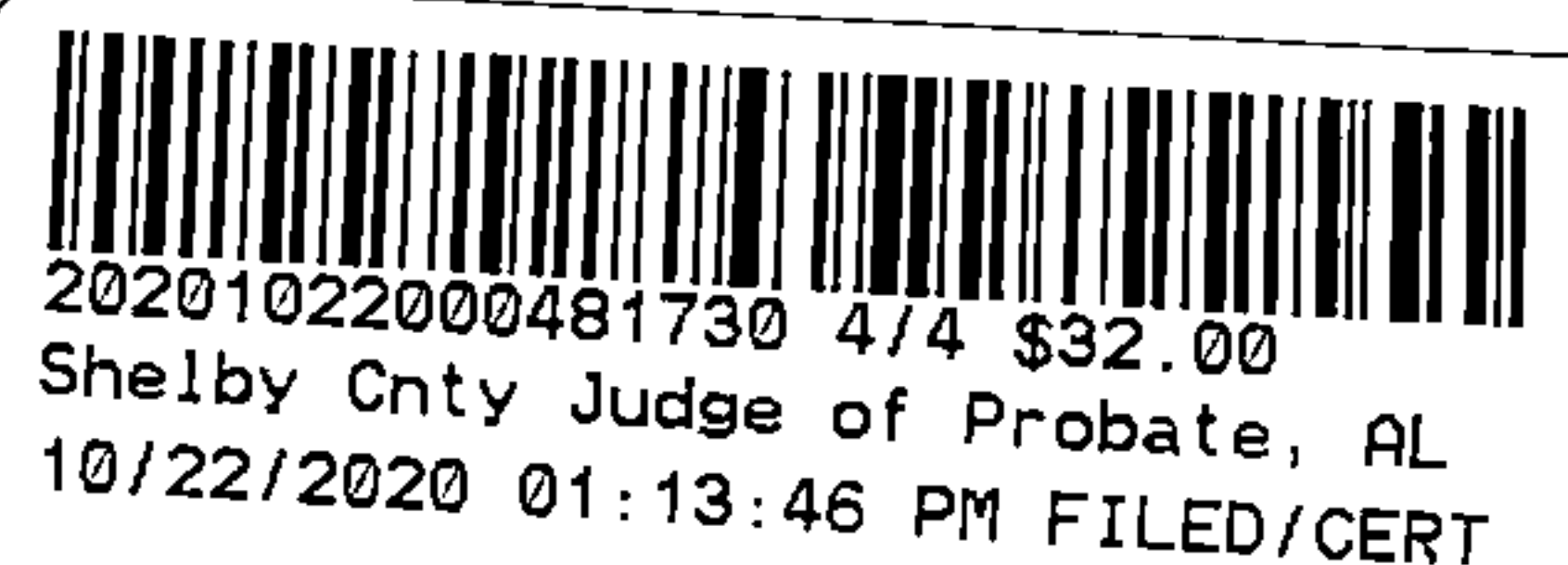
or

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 10/22/20

Print Jeffrey W. Brumlow

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1