

This Instrument prepared by:

Brook V. Robertson
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203
(205) 521-8000
LSU: ALFA20-0981

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

Grantor's Name/Mailing Address:

SCP Building 4, LLC
c/o Graham Commercial Properties, LLC
1801 5th Avenue North, Suite 300
Birmingham, AL 35203

Grantee's Name/Mailing Address:

ES 3400 Hwy 31, LLC
101 W. Elm Street
Suite 600
Conshohocken, PA 19428

Property address: 3400 Highway 31, Calera, Alabama 35040

Date of sale: October 29, 2020

Purchase price: \$29,924,417

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that **SCP BUILDING 4, LLC**, a Delaware limited liability company (the "Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby

3400 Highway 31, Calera, Alabama 35040

acknowledged, does hereby grant, bargain, sell, and convey unto **ES 3400 HWY 31, LLC**, a Delaware limited liability company (the "Grantee"), subject to the matters hereinafter set forth, the real property situated in Shelby County, Alabama, described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

Source of title: Statutory Warranty Deed, recorded as Instrument No. 20061227000626990 in the Office of the Judge of Probate of Shelby County, Alabama; Statutory Warranty Deed, recorded as Instrument No. 20131010000407200 in the Office of the Judge of Probate of Shelby County, Alabama; and Statutory Warranty Deed recorded as Instrument No. 20131010000407210 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to, and there is excepted from the warranty of this conveyance, the following exceptions (collectively, the "Exceptions"): (a) taxes and assessments for the year 2020, due and payable, but not yet delinquent, and subsequent years not yet due and payable and (b) those matters set forth on Exhibit B.

TO HAVE AND TO HOLD the Property, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, unto Grantee, its successors and assigns forever; subject, however, to the Exceptions.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

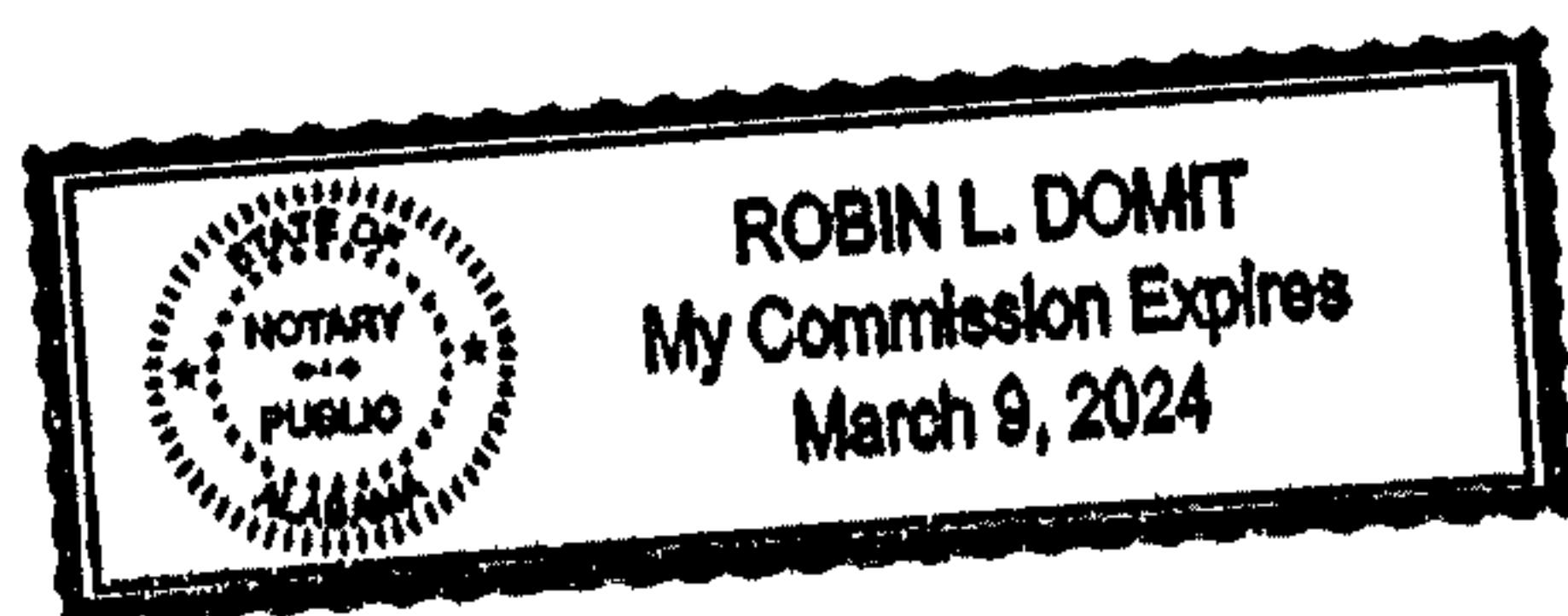
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal on or as of the 29th day of October, 2020.

By: 
Name: John E. Hagefstration
Title: Executive Vice President

I, the undersigned, a notary public in and for said county in said state, hereby certify that John E. Hagefstration, whose name as Executive Vice President of **SCP BUILDING 4, LLC**, a Delaware 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Robert L. Somit
Notary Public

My commission expires: 3/9/2024



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Exhibit A

Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lot 2C of Graham's Resurvey of Lot 2, Shelby Commerce Park, as recorded in Map Book 35, Page 18, Probate Records of Shelby County, Alabama.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2020, due and payable, but not yet delinquent, and subsequent years not yet due and payable.
2. Rights of tenants, as tenants only in possession of subject property.
3. All matters appearing on Plats recorded in Plat Book 31, Page 138 and Plat Book 35, Page 18, aforesaid records.
4. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
5. Easement as set forth in Warranty Deed from C. L. O'Neal and Mrs. C. L. O'Neal to Shelby County, Alabama, dated August 26, 1912, and recorded September 12, 1912 in Deed Book 49, Page 280, aforesaid records.
6. Easement from C. L. O'Neal and Annie Lee O'Neal to W. C. Gowin, dated February 3, 1922, and recorded February 4, 1922 in Deed Book 71, Page 306, aforesaid records.
7. Easement from S. M. Tatum and Mary E. Tatum, his wife to Myrtle New Eddins, Administratrix for B. C. Eddins Estate, dated July 28, 1925, and recorded August 5, 1925 in Deed Book 78, Page 329, aforesaid records.
8. Transmission Line Permit from Mrs. R. L. Veasey and husband R. L. Veasey to Alabama Power Company, dated March 12, 1936, and recorded May 1, 1936 in Deed Book 99, Page 463, aforesaid records.
9. Right-of-Way Deed for Public Road from Myrtle New Veasey and husband, R. L. Veasey to Shelby County, Alabama, dated November 9, 1936, and recorded February 2, 1937 in Deed Book 102, Page 470, aforesaid records.
10. Line Permit from R. J. Mabry, Jr. and wife, Joyce Baker Mabry to Alabama Power Company, a corporation, dated August 17, 1950, and recorded January 9, 1951 in Deed Book 143, Page 357, aforesaid records.
11. Line Permit from Willie Smith & husband R. R. Smith to Alabama Power Company, a corporation, dated August 17, 1950, and recorded January 9, 1951 in Deed Book 143, Page 358, aforesaid records.
12. Easement as set forth in Warranty Deed from Willie Smith, a widow to Alabama Company, a corporation, dated September 25, 1972, and recorded September 26, 1972 in Deed Book 276, Page 492, aforesaid records.
13. Easements and conditions contained in Statutory Warranty Deed from Alabama Property Company, an Alabama corporation to The Economic Development Partnership of Alabama Foundation, Inc., an Alabama nonprofit corporation, dated June 21, 1996, and recorded September 12, 1996 as Instrument No. 19960912000302001, aforesaid records
14. Tax Abatement Agreement by and between The Industrial Development Board of The City of Calera, a public corporation and instrumentality under the laws of Alabama, Shelby Commerce

Park LLC, an Alabama limited liability company, and Hilti, Inc., an Oklahoma corporation, dated November 1, 2000, and recorded December 5, 2000 as Instrument No. 2000-41656, aforesaid records.

15. Declaration of Easement by Shelby Commerce Park LLC, an Alabama limited liability company, dated April 2, 2002, and recorded April 12, 2002 as Instrument No. 2002-17217, aforesaid records.
16. Easement – Distribution Facilities from Shelby Commerce Park LLC to Alabama Power Company, a corporation, dated July 17, 2002, and recorded August 21, 2002 as Instrument No. 20020821000398890, aforesaid records.
17. Ordinance No. 2003-18 by the City of Calera, Alabama, dated August 18, 2003, and recorded August 22, 2003 as Instrument No. 20030822000557350, aforesaid records.
18. Declaration of Easements by Shelby Commerce Park LLC, an Alabama limited liability company, dated November 8, 2005, and recorded November 14, 2005 as Instrument No. 20051114000593080; as amended by Amendment to Declaration of Easements by SPC Building 4, LLC, dated July 17, 2015, and recorded July 20, 2015 as Instrument No. 20150720000244750; as amended by Amendment to Declaration of Easements by GCP-SCP One and Three, LLC, dated July 17, 2015, and recorded July 20, 2015 as Instrument No. 20150720000244760, aforesaid records.
19. Underground Easement from SPC New, LLC to Alabama Power Company, a corporation, dated March 7, 2006, and recorded June 30, 2006 as Instrument No. 20060630000315090, aforesaid records.
20. Unrecorded Lease, as evidenced by Subordination, Non-Disturbance and Attornment Agreement by and between Principal Commercial Funding, LLC, a Delaware limited liability company, Lender, and Creative Ideas for Living, Inc., a Delaware corporation, d/b/a Southern Living at Home, Lessee, dated November 30, 2006, and recorded December 27, 2006 as Instrument No. 20061227000627060, aforesaid records.
21. Restrictive Covenant and Maintenance Agreement by SCP New, LLC, an Alabama limited liability company, Calera 3280, LLC, an Alabama limited liability company, Dixon One, LLC, an Alabama limited liability company, O'Brien One, LLC, an Alabama limited liability company and SCP Building 4, LLC, an Alabama limited liability company, dated July 20, 2007, and recorded August 17, 2007 as Instrument No. 20070817000388130, aforesaid records.
22. Easement – Distribution Facilities from Dixon LLC to Alabama Power Company, a corporation, dated May 8, 2007, and recorded October 29, 2007 as Instrument No. 20071029000497300, aforesaid records.
23. Easement – Distribution Facilities from Shelby Commerce Park LLC to Alabama Power Company, a corporation, dated May 7, 2007, and recorded October 29, 2007 as Instrument No. 20071029000497310, aforesaid records.
24. Easement – Distribution Facilities from O'Brien LLC to Alabama Power Company, a corporation, dated May 8, 2007, and recorded October 29, 2007 as Instrument No. 20071029000497320, aforesaid records.
25. Easement – Distribution Facilities from Shelby Commerce Park LLC to Alabama Power Company, a corporation, dated May 7, 2007, and recorded October 30, 2007 as Instrument No. 20071030000500330, aforesaid records.
26. Easement – Distribution Facilities from O'Brien LLC to Alabama Power Company, a corporation, dated May 8, 2007, and recorded October 30, 2007 as Instrument No. 20071030000500340, aforesaid records.
27. Easement – Distribution Facilities from Dixon LLC to Alabama Power Company, a corporation, dated May 8, 2007, and recorded October 30, 2007 as Instrument No. 20071030000500350, aforesaid records.

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28. Easement Deed by Court Order in Settlement of Landowner Action, Civil Action No. 02-PWG-1447-S, in the United States District Court for the Northern District Alabama, Southern Division, dated March 15, 2011, and recorded February 17, 2012 as Instrument No. 20120217000059230, aforesaid records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$15260.50 CHARITY
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Allen S. Bayl