

This Instrument prepared by:

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

LSO: ALFA20-1454

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:

GCP-SCP Five, LLC
c/o Graham Commercial
Properties
1801 5th Avenue North, Suite 300
Birmingham, AL 35203

Grantee's Name/Mailing Address:

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

Property address: 3070 Highway
31, Calera, Alabama 35040

Date of sale: October 29, 2020

Purchase price: \$2,803,246.00

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 **GCP-SCP FIVE, 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

3070 Highway 31, Calera, Alabama 35040

acknowledged, does hereby grant, bargain, sell, and convey unto **ES Hwy 31 Land, 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. 20131010000407150 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.]

By: John E. Hagefstration
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 **GCP-SCP FIVE, 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.

Hobert L. Domet
Notary Public

My commission expires: 3/9/2024

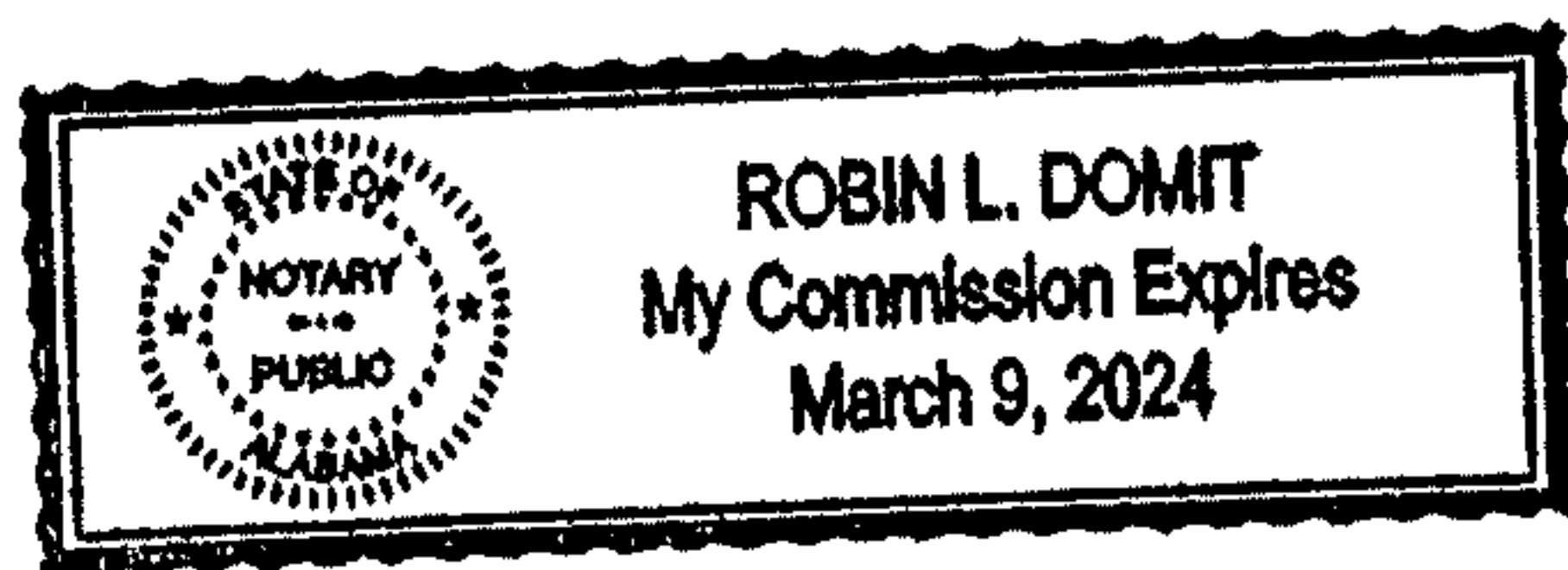


Exhibit AProperty

All that certain lot or parcel of land situate in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Parcel One

Being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28 and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Begin at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama and run East along the North line of same 1361.66 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence an interior angle of $180^{\circ}20'45''$ and run to the left in an Easterly direction along the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama 594.44 feet to a point on the Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $107^{\circ}17'24''$ and run to the right in a Southeasterly direction along said Right of Way 761.58 feet to a point; thence an interior angle of $81^{\circ}00'06''$ and run to the right in a Southwesterly direction 83.57 feet to a point; thence an interior angle of $93^{\circ}14'08''$ and run to the right in a Northwesterly direction 47.59 feet to a point being the Northeasterly corner of an existing cemetery and Parcel - 2, as described herein; thence an interior angle of $267^{\circ}04'14''$ and run to the left in a Southwesterly direction along the Northerly line of said cemetery and Parcel - 2 170.22 feet to a point being the Northwesterly corner of said cemetery and Parcel - 2; thence an interior angle of $272^{\circ}55'46''$ and run to the left in a Southeasterly direction along the Westerly line of said cemetery and Parcel - 2; 113.53 feet to a point being the Southwest corner of said cemetery and Parcel - 2; thence an interior angle of $266^{\circ}30'01''$ and run to the left in a Northeasterly direction along the Southerly line of said cemetery and Parcel - 2; 170.32 feet to the Southeasterly corner of said cemetery and Parcel - 2; thence an interior angle of $273^{\circ}29'59''$ and run to the left in a Northwesterly direction along the Easterly line of said cemetery and Parcel - 2; 47.60 feet; thence an interior angle of $86^{\circ}45'52''$ and run to the right in a Northeasterly direction 85.60 feet to a point on said Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $98^{\circ}59'54''$ and run to the right in a Southeasterly direction along said Right of Way 197.19 feet to the Point of Curve of a curve to the right, having a radius of 1098.79 feet and a central angle of $6^{\circ}05'20''$; thence continue in a Southeasterly direction along said Right of Way and the arc of said curve 116.77 feet to a point on said curve and Right of way being the Northeasterly corner of Lot 1, of Shelby Commerce Park, as recorded in Map Book 31, page 138 in the Probate Office of Shelby County, Alabama; thence an interior angle of $79^{\circ}03'54''$ from the tangent of said point on curve and run to the right in a Westerly direction along the North line of said Lot 1, 878.11 feet to a point on the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence an interior angle of $181^{\circ}31'58''$ and run to the left in a Westerly direction continuing along the north line of said Lot 1, 1152.88 feet to the Northwesterly corner of said Lot 1, being on the Northeasterly Right of Way of CSX Transportation Railroad Right of Way; thence an interior angle of $115^{\circ}17'30''$ and run to the right in a Northwesterly direction along said Right of Way 531.91 feet to a point; thence an interior angle of $153^{\circ}11'52''$ and run to the right in a Northerly direction along the Easterly line of property of Chemical Lime Company of Alabama, Inc., 622.84 feet to the Point of Beginning.

Together with rights under that certain Conditional Declaration of Easements by Shelby Commerce Park, LLC, Dixon, LLC and O'Brien, LLC, recorded on June 11, 2007 as Instrument No. 20070611000271480, as corrected by that certain Scrivener's Affidavit dated June 12, 2007, recorded on June 13, 2007, as Instrument No. 20070613000277120.

Parcel Two

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the Northwest corner of the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama and run in a Easterly direction along the North line of same 594.44 feet to a point on the Southwesterly Right of Way of U.S. Highway No. 31; thence an deflection angle right of $72^{\circ}42'36''$ and run in a Southeasterly direction along said Right of Way 761.58 feet to the Point of Beginning; thence a deflection angle right of $98^{\circ}59'54''$ and run in a Southwesterly direction 83.57 feet to a point; thence an interior angle of $86^{\circ}45'52''$ and run to the left in a Southeasterly direction 20.04 feet; thence an interior angle of $93^{\circ}14'08''$ and run to the left in a Northeasterly direction 85.60 feet to a point on said Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $81^{\circ}00'06''$ and run to the left in a Northwesterly direction along said Right of Way 20.25 feet to the Point of Beginning.

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. 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.
4. Conditional Declaration of Easements by Shelby Commerce Park, L.L.C., an Alabama limited liability company, Dixon, LLC, an Alabama limited liability company and O'Brien, LLC, an Alabama limited liability company, dated June 11, 2007, and recorded June 11, 2007 as Instrument No. 20070611000271480; as affected by Scrivener's Affidavit Conditional for Declaration of Easements by J. David Drescher, recorded June 13, 2007 as Instrument No. 20070613000277120, Shelby County, Alabama Records.
5. Cemetery Access Easement from Shelby Commerce Park, LLC, an Alabama limited liability company to the City of Calera, Alabama, an Alabama municipal corporation, dated October 10, 2007, and recorded October 16, 2007 as Instrument No. 20071016000478740, aforesaid records.
6. Easement Deed by Court Order in Settlement of Landowner Action from Hubbard A. Moore et al. to Sprint Communications Company et al., dated November 18, 2011, and recorded February 17, 2012 as Instrument No. 2012021700059230, aforesaid records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2020 02:41:28 PM
\$38.00 CHARITY
20201104000500130

Allen S. Bayl