

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Prepared by:

Reed Smith LLP
3 Logan Square
1717 Arch Street, Suite 3100
Philadelphia, PA 19103

After recording return to:

First American Title Insurance Company
2425 E. Camelback Rd. #300
Phoenix, AZ 85016
Attn: Sally Pearson

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficiency of which are hereby acknowledged, **EQUIPMENTSHARE.COM INC.**, a Delaware corporation, whose address is 5710 Bull Run Dr., Columbia, Missouri 65201, ("**Grantor**") does hereby grant, bargain, sell and convey unto **SCF RC FUNDING IV LLC**, a Delaware limited liability company, whose address is 902 Carnegie Center Blvd., Suite 520, Princeton, New Jersey 08540, ("**Grantee**"), its successors and assigns, all of that certain real property situated in Shelby County, Alabama, described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights owned by Grantor allocated to such real property; and (d) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (d) above, now or hereafter existing, are referred to collectively as the "**Property**"), subject only to the encumbrances described in **Exhibit B** attached hereto and made part hereof (hereinafter called the "**Permitted Encumbrances**");

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

[Signatures appear on following page]

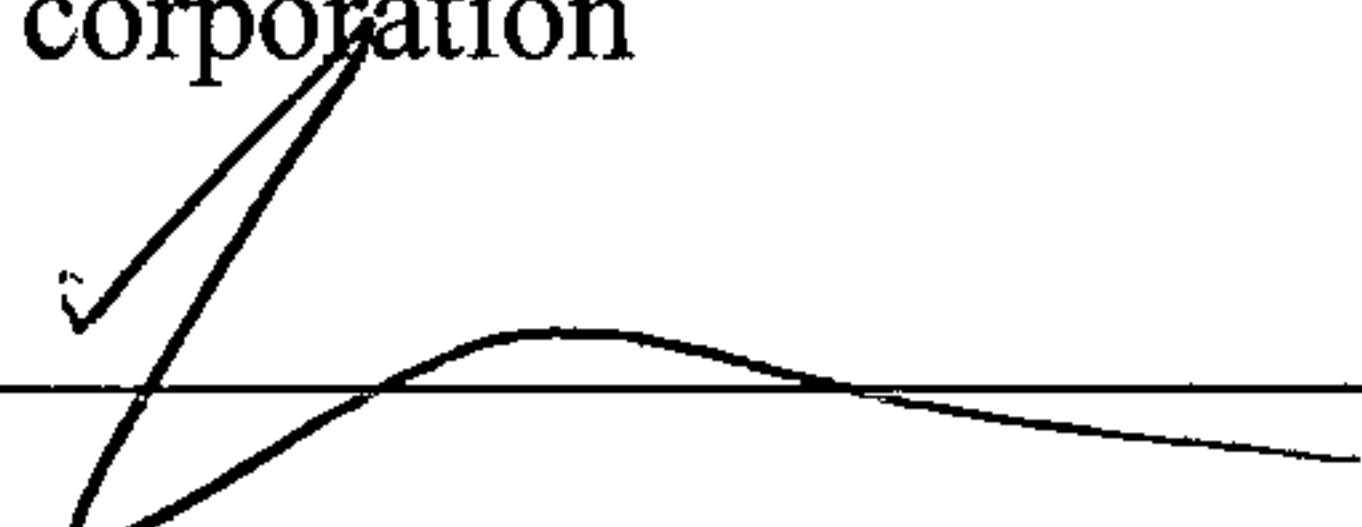
NCS-1027U41A17-PHX1

20201106000507580 11/06/2020 11:33:58 AM DEEDS 2/6

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed as of the 24 day of September, 2020.

GRANTOR:

EQUIPMENTSHARE.COM INC., a
Delaware corporation

By:  _____

Name: Jabbok Schlacks

Title: CEO

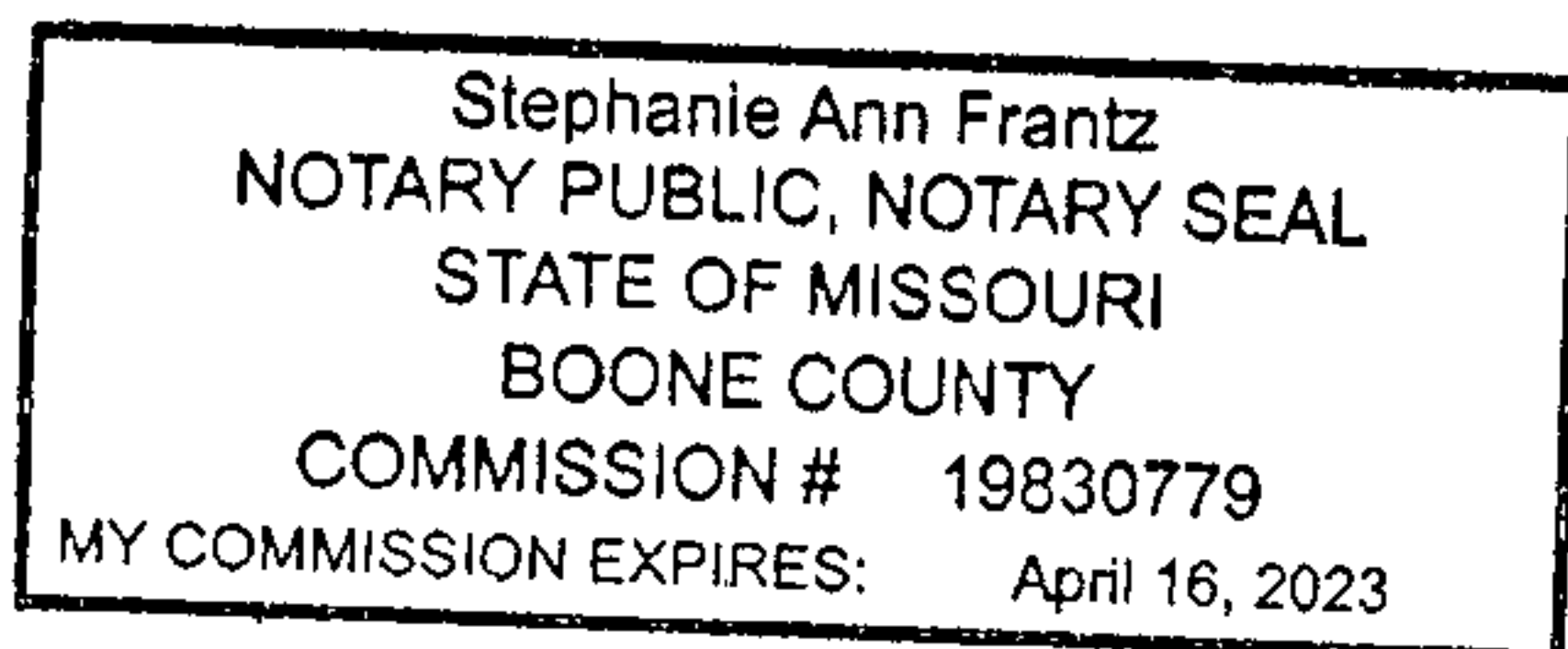
(Grantor Acknowledgement)

STATE OF Missouri

COUNTY OF Boone

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Jabbok Schicks as CEO of Equipmentsshare.com Inc., a Delaware corporation, whose name 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 the instrument, he/she, as such CEO and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official notarial seal this 24 day of September, 2020.



[AFFIX NOTARY SEAL]

Stephanie Frantz
Name of Notary: Stephanie Frantz
Notary Public
My commission expires: 4/16/2023

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

LOTS 9, 10, AND 11, ACCORDING TO THE SURVEY OF COMMERCIAL COURT, AS RECORDED IN MAP BOOK 26, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable.
2. All plats, rights of way, easements, conditions and restrictions of record in the county where the property on Exhibit A is located, but excluding any of the following: any mortgage, deed of trust, judgment lien, security interest, purchase option, right of first refusal, option to lease, mechanic or materialman liens, fuel supply or similar agreement, and right of reverter.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name EQUIPMENTSHARE.COM INC.,Grantee's Name SCF FUNDING IV LLCMailing Address 5710 Bull Run Dr
Columbia, Missouri 65201Mailing Address 902 Carnegie Center Blvd, Suite
520
Princeton, New Jersey 08540Property Address 281 Commercial Court
Alabaster ALDate of Sale 9/29/2020Total Purchase Price \$2,448,980.00

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.

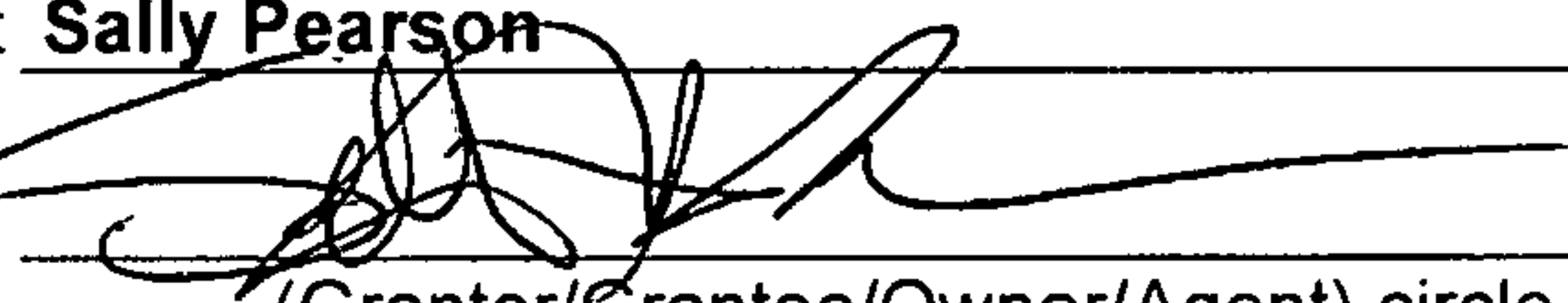
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 9/29/2020☒ Unattested

(verified by)

Print Sally PearsonSign 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2020 11:33:58 AM
\$2486.00 CHARITY
20201106000507580*Allen S. Bayl*