

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THIS INSTRUMENT PREPARED BY:

Grant H. Howard, Esq.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

3112 Hwy 109  
Wilsonville, Alabama 35186

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

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KNOW ALL BY THESE PRESENTS:

COUNTY OF SHELBY


That WB REAL ESTATE LLC, a Texas limited liability company ("Grantor") for good and valuable consideration to the undersigned paid by DAL PROPERTIES LLC, an Alabama limited liability company ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee, all those certain tracts of land situated in Shelby County, Alabama, and more fully described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, fixtures, and improvements located thereon (the "Property"). This conveyance is made subject to any and all conditions, covenants, restrictions, easements, exceptions, reservations, conveyances, and outstanding mineral and royalty interests, if any, of record in the Official Public Records of Real Property of Shelby County, Alabama, to the extent the same are valid and subsisting and affect the Property.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Current real estate taxes affecting the Property have been prorated between the parties and the payment of same is hereby assumed by the Grantee.

EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR

CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING BUT NOT BY WAY OF LIMITATION, THE WATER, SOIL, GEOLOGY AND THE SUITABILITY THEREOF, FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, INCOME TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH RESPECT THERETO, OR ANY OBLIGATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE SAME, THE MANNER OF CONSTRUCTION AND CONDITION AND STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED THEREON, THE NATURE AND EXTENT OF ANY EASEMENT, RIGHT-OF-WAY, LIEN, ENCUMBRANCE OR LICENSE RESERVATION, THE QUALITY OR CONDITION OF, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY LAW. GRANTEE HEREBY ACCEPTS THE PROPERTY IN ITS AS IS CONDITION WITH ALL FAULTS. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT AND/OR OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT GRANTEE HAS INSPECTED THE PROPERTY OR CAUSED THEM TO BE INSPECTED TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S (OR GRANTEE'S REPRESENTATIVES') INSPECTIONS OF THE PROPERTY, NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAD) THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR ITS REPRESENTATIVES') INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD FROM AND AFTER THE DATE HEREOF.

  
20201203000554160 2/5 \$526.00  
Shelby Cnty Judge of Probate, AL  
12/03/2020 02:59:46 PM FILED/CERT



Executed this 2nd day of December, 2020.

**GRANTOR:**

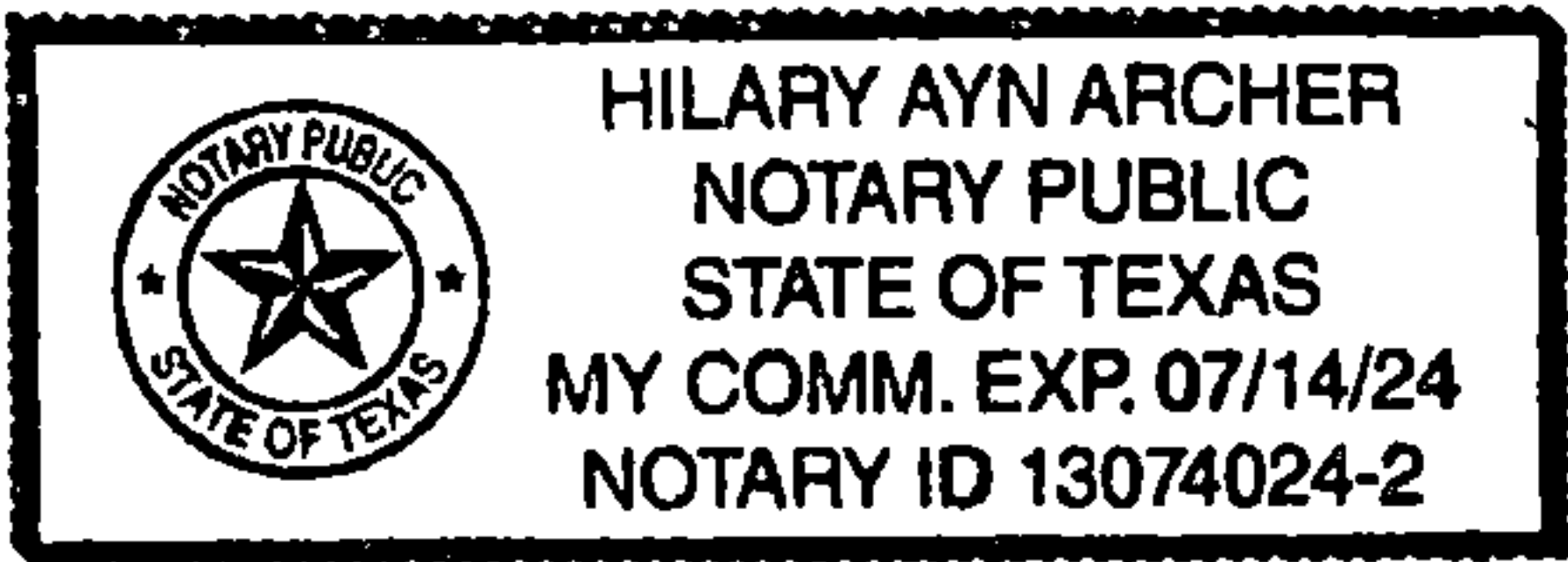
WB REAL ESTATE LLC,  
a Texas limited liability company

By: James Turcotte, Senior Vice President,  
Real Estate Segment & Chief Development  
Officer

STATE OF Texas  
COUNTY OF Bexar

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This instrument was acknowledged before me on this the 30<sup>th</sup> day of November, 2020, by James Turcotte, Senior Vice President, Real Estate Segment & Chief Development Officer of WB REAL ESTATE LLC, a Texas limited liability company, on behalf of such company.



Hilary Ayn Archer  
Notary Public, State of Texas



20201203000554160 3/5 \$526.00  
Shelby Cnty Judge of Probate, AL  
12/03/2020 02:59:46 PM FILED/CERT

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

OUTPARCEL 3-A, ACCORDING TO THE SURVEY OF OUTPARCEL 3-A & 3-B, CHELSEA CROSSINGS, AS RECORDED IN MAP BOOK 39, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ACCESS EASEMENTS GRANTED IN PLAT BOOK 39 PAGE 26, AND INSTRUMENT 20070329000141960, ALL BEING RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



20201203000554160 4/5 \$526.00  
Shelby Cnty Judge of Probate, AL  
12/03/2020 02:59:46 PM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name WB Real Estate, LLC  
Mailing Address 300 Concord Plaza Drive  
San Antonio, TX 78216

Grantee's Name DAL Properties, LLC  
Mailing Address 3112 Highway 109  
Wilsonville, AL 35186

Property Address 16064 US Highway 280 W  
Chelsea, AL 35043

Date of Sale 12/02/2020  
Total Purchase Price \$ 492,000.00


Shelby County, AL 12/03/2020  
State of Alabama  
Deed Tax: \$492.00

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

  
20201203000554160 5/5 \$526.00  
Shelby Cnty Judge of Probate, AL  
12/03/2020 02:59:46 PM FILED/CERT

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 12/02/2020

Print Dawn Rasco

☐ Unattested

Sign Dawn Rasco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1