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02/05/2021 01:31:22 PM  
DEEDS 1/4

STATE OF ALABAMA )  
:  
COUNTY OF SHELBY )

SEND TAX NOTICE TO:  
Pot Roast Realty, LLC  
3800 Colonnade Parkway, Suite 430  
Birmingham, AL 35243

### **STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 5th day of February, 2021, by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **POT ROAST REALTY, LLC**, a Delaware limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property situated in Shelby County, Alabama:

Lot 7, according to the Tattersall Park Resurvey No. 3, as recorded in Map Book 49, Pages 81A and 81B, in the Probate Office of Shelby County, Alabama.

and together with all of Grantor's right, title and interest in all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto (collectively, the "Property").

The consideration recited hereinabove was paid by a mortgage loan closed simultaneously herewith.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"), but only to the extent the same are valid and existing as of the date hereof:

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 49, page 81, Shelby County Records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. Any invalidity, unenforceability, lack of priority, defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Probate Office of Shelby County, Alabama, including, but not limited to, (i) an inability to search the Public Records after the Commitment Effective Date shown on Schedule A herein, or (ii) any delay in recordation of the documents to be insured herein in

the Public Records, or (iii) any claim based on an assertion that the recording of the insured documents failed to be timely.

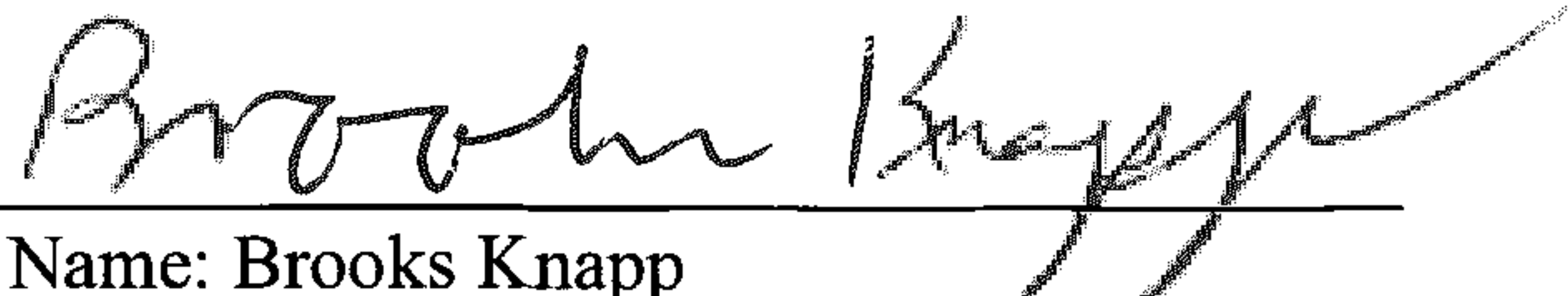
5. The following matters as set out on the plat recorded in Map Book 49, page 81A and 81B, in the Probate Office of Shelby County, Alabama.
  - a. 50 foot building setback from Alabama Hwy 119
  - b. 15 foot building setback from side lot line
  - c. 15 foot storm sewer easement along Westerly and East lot line
  - d. Right of others to use private road as shown on map.
  - e. Restrictions set out on map
6. Transmission line permit to Alabama Power Company, recorded in Volume 109, page 499, in the Probate Office of Shelby County, Alabama.
7. Rights of others in and to easements granted in Restrictive Use and Reciprocal Easement Agreements as recorded in Instrument 20150213000048170, as modified by Amendment recorded in Instrument 20181031000385880; Instrument 20161214000455550; Instrument 20170224000065890; Instrument 20170921000343260; Instrument 20171017000377670; Instrument 20181017000367070; Instrument 20181102000389880; Instrument 20190116000017970; Instrument 20190628000232100; Instrument 20190823000310590 in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20160721000255090; Instrument 20180315000083220 and Instrument 20180315000083230, in the Probate Office of Shelby County, Alabama.
9. Terms and Conditions and rights of others in that certain Restrictive Use and Reciprocal Easement Agreement by and between Ebsco Industries Inc. and Pot Roast Realty, LLC, as recorded in Instrument 20210205000061840, in the Probate Office of Shelby County, Alabama.
10. Repurchase Option Agreement by and between Ebsco Industries Inc. and Pot Roast Realty, LLC, as recorded in Instrument 20210205000061850, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

*[The remainder of this page has been intentionally left blank]*

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.


**EBSCO INDUSTRIES, INC.,**  
a Delaware corporation

By:   
Printed Name: Brooks Knapp  
Title: Vice President

STATE OF ALABAMA     )  
COUNTY OF Shelby     )

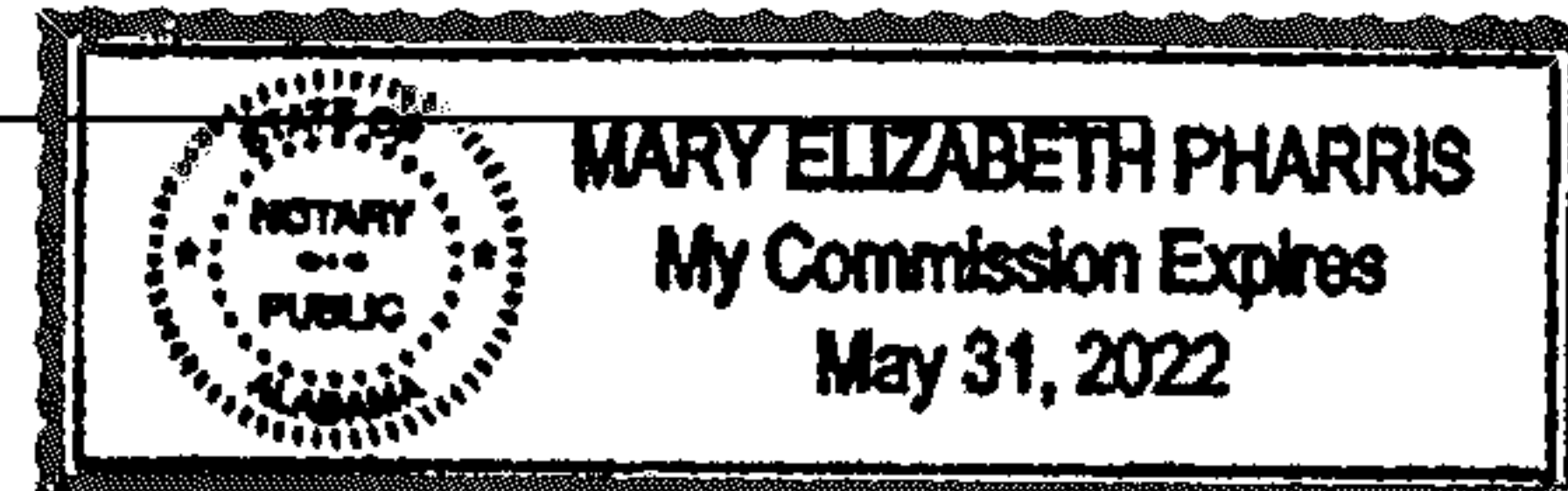
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO INDUSTRIES, INC., a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of such corporation.

Given under my hand and official seal, this the 1<sup>st</sup> day of February, 2021.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2021 01:31:22 PM  
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20210205000062430

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*Allen S. Bayl*

**Real Estate Sales Validation Form**

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

Grantor's Name:

EBSCO INDUSTRIES, INC.

Mailing Address:

1 Mt Laurel Avenue, Suite 200  
Birmingham, AL 35242

Grantee's Name:

POT ROAST REALTY, LLC

Mailing Address:

3800 Colonnade Parkway, Suite 430  
Birmingham, AL 35243

Property Address: Lot 7, according to the Tattersall  
Park Resurvey No. 3, as recorded in Map Book 49,  
Pages 81A and 81B, in the Probate Office of  
Shelby County, Alabama.

Date of Sale: February 5, 2021

Total Purchase Price \$1,116,704.16

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: February 1st, 2021

Unattested

*Mary Elizabeth Pharris*  
(verified by)

**EBSCO INDUSTRIES, INC.,**  
a Delaware corporation

By: *Brooks Knapp*

Name: Brooks Knapp  
Its: Vice President



(Grantor/Grantee/Owner/Agent) circle one