

A purchase money mortgage in the amount of \$4,822,536.00 is being filed simultaneously herewith

This instrument was prepared by:
 Caroleene Dobson
 Maynard, Cooper & Gale, P.C.
 1901 Sixth Avenue North, Suite 1700
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:
 CM 280, LLC
 6400 Powers Ferry Road
 Suite 350
 Atlanta, Georgia 30339
 Attention: Jon Gallant

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **THE CWD, L.L.C.**, an Alabama limited liability company (the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, unto **CM 280, LLC**, a Georgia limited liability company ("Grantee"), the real property described on **Exhibit A** hereto, together with all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto (the "Property").

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

And, said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as specifically listed on **Exhibit B** attached hereto, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same unto Grantee, its successors and assigns forever, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under Grantor, but not further or otherwise; subject, however, to those matters shown on **Exhibit B** attached hereto.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
THE CWD, L.L.C.	CM 280, LLC
c/o First Sunbelt Properties, Inc.	Attention: Jon Gallant
Attention: Richard Darden	6400 Powers Ferry Road
2 Office Park Circle, Suite 1	Suite 350
Birmingham, Alabama 35223	Atlanta, Georgia 30339

Property Address:	5413 U.S. Highway 280, Hoover, AL 35242
Date of Sale:	March 11, 2021
Aggregate Tax Assessed Value:	\$1,629,243.72
The Aggregate Tax Assessed Value can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[Signature(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 11 day of March, 2021.

GRANTOR:

THE CWD, L.L.C., an Alabama limited liability company

By: Charles W. Daniel
Name: Charles W. Daniel
Its: Managing Member

STATE OF Alabama)

COUNTY OF Jefferson)

I, Paula A. Johnson, a Notary Public in and for said county in said state, hereby certify that Charles W. Daniel, whose name as Managing Member of **THE CWD, L.L.C.**, an Alabama 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 the instrument, he, as such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 11th day of March, 2021.

Paula A. Johnson
Notary Public

[NOTARIAL SEAL]

My commission expires: August 27, 2021

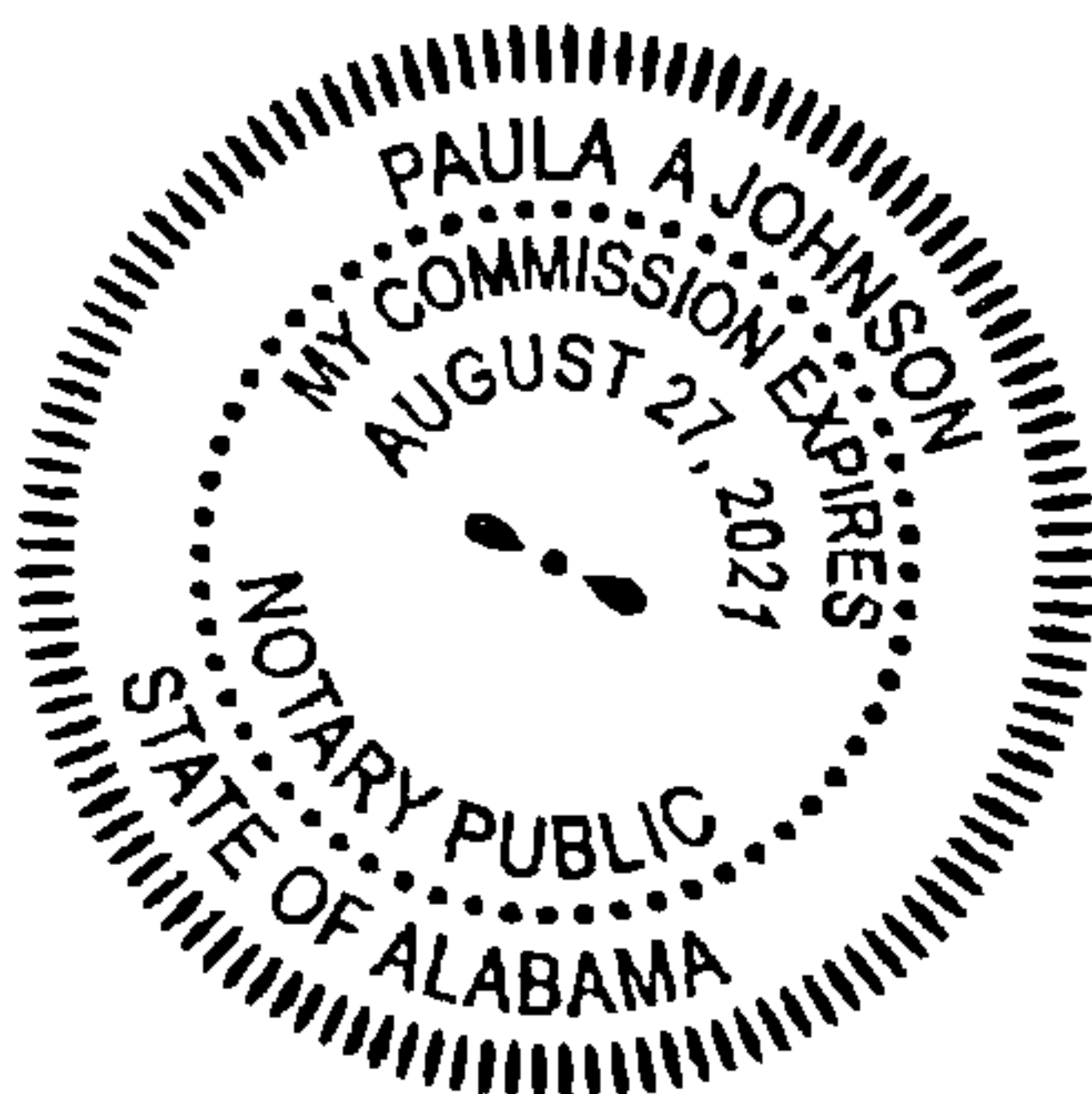


EXHIBIT A
Legal Description

5413 U.S. Highway 280, Hoover, AL 35242

Lot 6-A according to the Resurvey of Lots 4, 5, and 6 the Crossroads Northeast as recorded in Map Book 53, Page 83 in the office of the Judge of Probate, Shelby County, Alabama.

EXHIBIT B
Permitted Exceptions

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or herein after furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Such state of facts as shown on record subdivision plat recorded in Map Book 53, page 83, Shelby County Records.
8. 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.
9. Transmission line permit to Alabama Power Company, recorded in Deed Volume 141, page 180, in the Probate Office of Shelby County, Alabama.
10. Covenant and Agreement for water service as recorded in Real 235, page 574 in the Probate Office of Shelby County, Alabama.
11. Restrictions, covenants, conditions and building setback lines as set out in amended and restated restrictions and covenants appearing of record in Real Book 265, page 96, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

12. Transmission line permit to Alabama Power Company, recorded in Real Book 333, page 201 and Real Book 377, page 441, in the Probate Office of Shelby County, Alabama.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Book 4, pages 493 and Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.
14. Restrictions, Covenants and conditions appearing of record in Instrument 1994-3409, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
15. Declaration of Restrictions and Easement Agreement recorded in Instrument 1998-39832 in the Probate Office of Shelby County, Alabama.
16. Declaration of Covenants, Restrictions Easement recorded in Instrument 20171024000385320 in the Probate Office of Shelby County, Alabama.
17. Access Agreement as recorded in Instrument 20170508000160140, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2021 01:52:45 PM
\$38.00 CHERRY
20210312000125280

Allen S. Bezel