

This instrument was prepared by:
James E. Holmes, Jr., Esq.
Nelson Mullins Riley & Scarborough LLP
201 17th Street N.W., Suite 1700
Atlanta, Georgia 30363
Tel: 404.322.6000

Address of Grantee and send tax notice to:
Highland Treatment Center, LLC
2545 West Hillcrest Drive, Suite 205
Thousand Oaks, CA 91320
Attention: Blaine Faulkner, CFO
Tel: 858.888.5539

After recording return to:

Attn: _____
Tel: _____

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **ZEGRAHM EXPEDITIONS, INC.**, a Delaware corporation, successor by merger to International Expeditions, Inc., a Delaware corporation, successor by merger to International Expeditions, Inc., an Alabama corporation (“**Grantor**”), does hereby GRANT, BARGAIN, SELL and CONVEY, unto **HIGHLANDS TREATMENT CENTER, LLC**, a Missouri limited liability company (“**Grantee**”), having an address of 2545 West Hillcrest Drive, Suite 205 Thousand Oaks, California 91320, and its legal representatives, successors and assigns, that certain the real property situated, lying and being in the County of

Shelby and State of Alabama, as described on **Exhibit A** attached hereto, together with all buildings, facilities and other improvements located thereon (the “**Property**”).

The Interests shall be sold to Grantee subject to the matters set forth on **Exhibit B** attached hereto (collectively, the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property, together with the privileges and appurtenances thereunto properly 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, subject to the Permitted Exceptions.

[Signature Appears on Following Pages]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, as of the 7th day of July, 2021.

GRANTOR:

ZEGRAHM EXPEDITIONS, INC.

By: Dianne Spatz
Dianne Spatz
Vice President Commercial

STATE OF WASHINGTON

COUNTY OF KING

I, Matthew Whisnant, a Notary Public in and for said

County in said State, hereby certify that **Dianne Spatz**, whose name as Vice President Commercial of **ZEGRAHM EXPEDITIONS, INC.**, a Delaware corporation, is signed to the foregoing conveyance and who is known to me or produced a[n] (KNOWN) as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in the capacity set forth above and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7 day of July, 2021.

Matthew Whisnant
NOTARY PUBLIC
My commission expires: May 7, 2023

MATTHEW WHISNANT
Notary Public
State of Washington
License Number 207908
My Commission Expires
May 07, 2023

Exhibit A

Legal Description

PARCEL I:

Lot 1, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, page 6, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH rights in those certain easements recorded in Real 58, page 326, Real 279, page 295, Instrument 20051013000, Instrument 20060110000016530, Instrument 20070110000014980 and as shown in Map Book 35, page 138, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the Northwest corner of said Section 30, thence run East along the North line of said quarter-quarter section for a distance of 100.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 390.00 feet to a point; thence run East and parallel to the North line of said quarter-quarter section for a distance of 150.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 410.00 feet to a point; thence run West and parallel to the North line of said quarter-quarter section for a distance of 250.00 feet to a point on the West line of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for a distance of 800.00 feet to the point of beginning.

1 Environs Park, Helena, Alabama 35080

APN/Parcel ID(s): 12-7-25-0-000-001 (Parcel I); and 13-9-30-0-000-001.002 (Parcel II)

Exhibit B

Permitted Exceptions

1. All taxes for the 2021 tax year and subsequent tax years, not yet due and payable.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 14, page 6 Shelby County Records, as such facts are depicted on ALTA/NSPS Land Title Survey dated May 21, 2021, prepared by Joshua L. Howard (PLS 33949) as Job No. 21-0121. (Parcel I)
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 the Land.
4. Mineral and mining rights and rights incident thereto by Oil and Gas Lease dated August 1, 1981, as evidenced by Deed Book 339, page 146, as referred to in deed recorded in Volume 348, page 114, in the Probate Office of Shelby County, Alabama. (Parcel I)
5. Agreements, Conditions and Rights of Others in and to the use of that certain Non-Exclusive Easement recorded in Real 58, page 326, in the Probate Office of Shelby County, Alabama, as such easement area is depicted on ATLA/NSPS Land Title Survey dated [May 21, 2021], prepared by Joshua L. Howard (PLS 33949) as Job No. 21-0121. (Parcel I)
6. Grant and Declaration of Easement for Ingress, Egress and Utilities recorded in Real 279, page 295; Instrument 20051013000534040; Instrument 20060110000016530 and Map Book 35, page 138, in the Probate Office of Shelby County, Alabama, as such easement area is depicted on ATLA/NSPS Land Title Survey dated [May 21, 2021], prepared by Joshua L. Howard (PLS 33949) as Job No. 21-0121. (Parcel I)
7. Roadway Maintenance Agreement recorded in Real 397, page 655, in the Probate Office of Shelby County, Alabama. (Parcel I)
8. Declaration of Covenants and Restrictions recorded in Real 279, page 308 and Amendment to Declaration of Covenants and Restrictions and Amendment to the Grant and Declaration of Easement for Ingress, Egress and Utilities recorded in Instrument 20070110000014980, in the Probate Office of Shelby County, Alabama. (Parcel I)

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Zegrahm Expediations, Inc.	Grantee's Name	Highland Treatment Center, LLC
Mailing Address	3131 Elliott Avenue Suite 250 Seattle, WA 98121	Mailing Address	2545 West Hillcrest Drive Suite 205 Thousand Oaks, CA 91320
Property Address	1 Environs Park Helena, AL 35080	Date of Sale	July __, 2021
		Total Purchase Price	\$1,425,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Closing Statement
☐ 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 July 7, 2021

Grantor:

Zegrahm Expeditions, Inc.

X Unattested

MATTHEW WHISNANT
(verified by)

Dianne Spatz
Dianne Spatz, Vice President Commercial

Form RT-1

MATTHEW WHISNANT
Notary Public
State of Washington
License Number 207908
My Commission Expires
May 07, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2021 03:31:21 PM
\$1465.00 CHERRY
20210712000338260

Alex S. Boyd