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DEEDS 1/5

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Tattersall CGB Landco, LLC
361 Summit Boulevard, Suite 110
Birmingham, AL 35243

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 16th day of July, 2021 by **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in favor of **TATTERSALL CGB LANDCO, 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 5-B2B, according to the survey of Tattersall Park Resurvey No. 7 as recorded in Map Book 53, Page 2, in the Probate Office of Shelby County, Alabama.

Together with access and other easements and privileges set forth in Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Real 314, page 506, First Amendment to Declaration as recorded in Instrument 1996-531, Second Amendment to Declaration as recorded in Instrument 1996-532, Third Amendment to Declaration as recorded in Instrument 2000-38942, Assignment of Developers as recorded in Instrument 2001-35832, Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060, Assignment of Developers rights as recorded in Instrument 20160512000163130, in the Probate Office of Shelby County, Alabama.

Together with easements appurtenant to the subject property as created in that certain Declaration of Reciprocal Access, Maintenance and Common Use Easement Agreement as recorded as Instrument 20200820000362660 in the Probate Office of Shelby County, Alabama.

Together with easements appurtenant to the subject property as created in that certain Restrictive Use and Reciprocal Easement Agreement as recorded as Instrument 20210205000061840 in the Probate Office of Shelby County, Alabama.

Together with easements appurtenant to the subject property as created in that certain Restrictive Use and Reciprocal Easement Agreement as recorded as 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.

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").

Part of the consideration paid for this conveyance has been paid out of the proceeds of 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. 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.
3. The following matters as set out on the plat recorded in Map Book 53, Page 2, in the Probate Office of Shelby County, Alabama.
 - a. 50 foot building setback from Alabama Hwy 119
 - b. 30 foot building setback from Tattersall Lane
 - c. 15 foot building setback from side lot line
 - d. 15 foot storm sewer easement along Westerly lot line
 - e. Right of others to use private road as shown on map
4. Restrictions as set out on the plat recorded in map Book 53, Page 2 in the Probate Office of Shelby County, Alabama.
5. Rights of others in and to the use of private roads shown on maps as Tattersall Boulevard, Tattersall Way, Tattersall Lane, Tattersall Park Drive, Tattersall Drive.
6. Right of way to Alabama Power Company as recorded in Instrument 20160721000255090 in the Probate Office of Shelby County, Alabama. Note: The foregoing easement is limited by that certain Containment Letter issued by Alabama Power Company recorded in Instrument 20190823000310570 in the aforesaid Probate Office.
7. Minerals and mining rights set out in Deed Book 60, Page 260 in the Probate Office of Shelby County, Alabama.
8. Covenant and Agreement for Water Service recorded in Real 235, Page 574 in the Probate Office of Shelby County, Alabama.
9. Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Real 314, Page 506, First Amendment to Declaration as recorded in Instrument 1996-531, Second Amendment to Declaration as recorded in Instrument 1996-532, Third Amendment

to Declaration as recorded in Instrument 2000-38942, Assignment of Developers as recorded in Instrument 2001-35832, Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060, Assignment of Developers rights as recorded in Instrument 20160512000163130, in the Probate Office of Shelby County, Alabama.

10. 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 and Instrument 20210205000061840 in the Probate Office of Shelby County, Alabama.

11. Notice Regarding Availability of Sanitary Sewer Service executed by SWWC Utilities Inc. as recorded in Instrument 20131204000469370, in the Probate Office of Shelby County, Alabama.

12. Restrictive Use and Reciprocal Easement Agreement by and between Ebsco Industries Inc. and Tattersall CGB Landco, LLC, as recorded in the Probate Office of Shelby County, Alabama.

13. Repurchase Option Agreement by and between Ebsco Industries Inc. and Tattersall CGB Landco, LLC, as recorded in the Probate Office of Shelby County, Alabama.


14. Declaration of Reciprocal Access, Maintenance and Common Use Easement Agreement as recorded in Instrument 20200820000362660, 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.

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

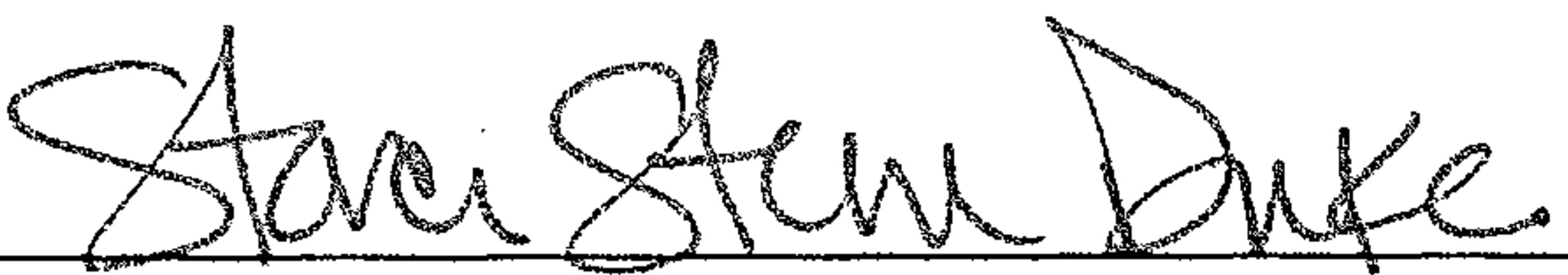
EBSCO INDUSTRIES, INC.,
a Delaware corporation

By: 
Name: Brooks Knapp
Its: Vice President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

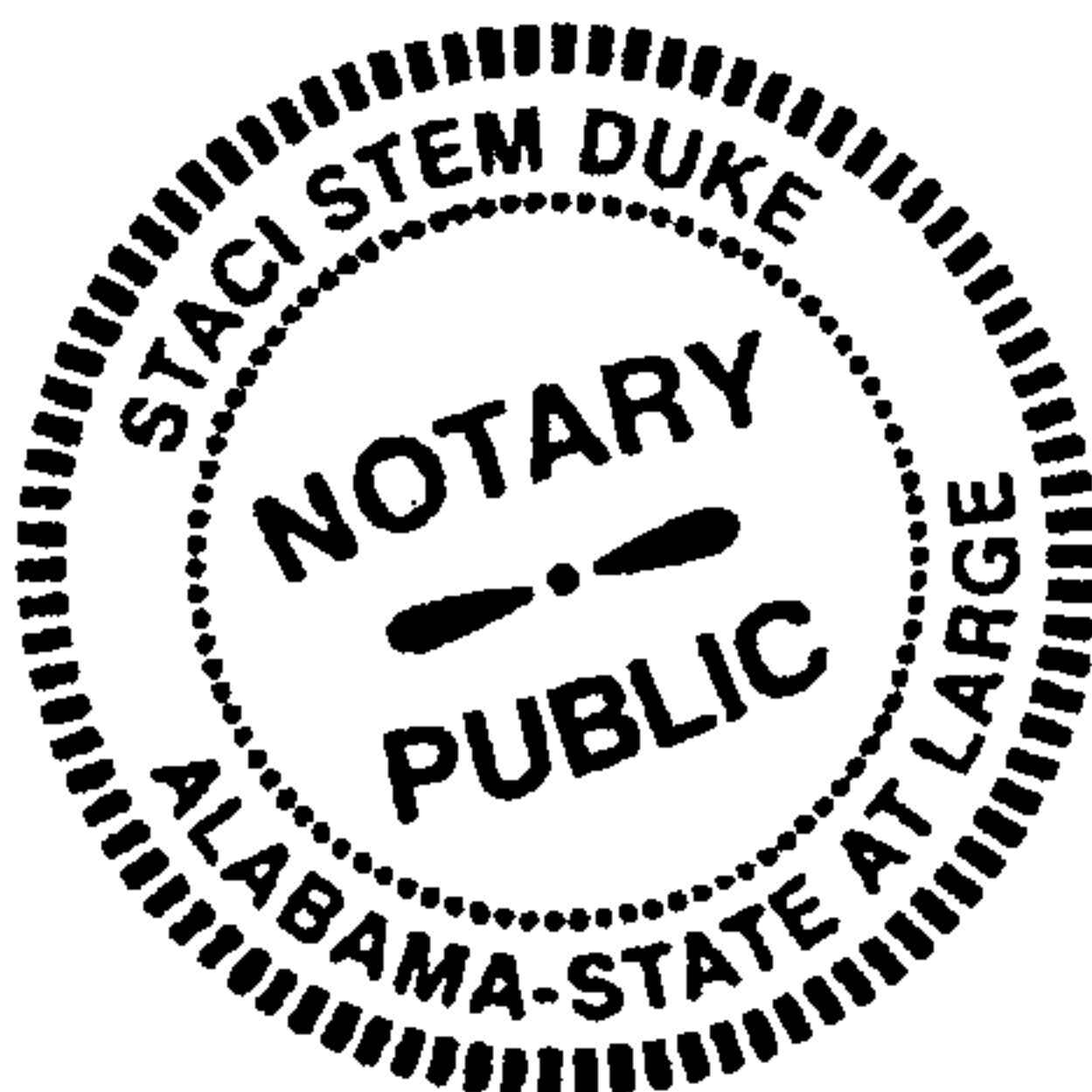
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO INDUSTRIES, INC., a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed 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 15th day of July, 2021.


Notary Public

[NOTARIAL SEAL]

My commission expires: 9/16/2023



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 35242Property Address: Lot 5-B2B, according to the
Survey of Tattersall Park Resurvey No. 7, as
recorded in Map Book 53, Page 2, in the Probate
Office of Shelby County, Alabama.

Grantee's Name:

Tattersall CGB Landco, LLC,

Mailing Address:

361 Summit Boulevard, Suite 110
Birmingham, AL 35243Date of Sale: July 16, 2021

Total Purchase Price \$784,951.00

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: July 16, 2021

Unattested

(verified by)

EBSCO INDUSTRIES, INC.,
a Delaware corporationBy: Brooks Knapp

Name: Brooks Knapp

Its: Vice President

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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