

The Property (as hereafter defined) is being purchased with the proceeds of a purchase money mortgage securing the principal amount of \$5,407,500.00 which is being recorded concurrent herewith. Accordingly, no deed tax is due in connection with the recording of the Deed.

SEND TAX NOTICE TO:
Crossroads 2021, LLC
1919 Oxmoor Road, #256
Birmingham, AL 35209

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

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 by **Crossroads 2021, LLC**, an Alabama limited liability company (as to an undivided 67.21% interest in the real property described on Exhibit A attached hereto and made a part hereof), and **John Dale IV** (as to an undivided 32.79% interest in the real property described on Exhibit A attached hereto and made a part hereof) (collectively, the “Grantee”), to **The Crossroads at Greystone, LLC** (the “Grantor”), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain sell and convey unto Grantee that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the “Property”).

TO HAVE AND TO HOLD unto the Grantee, and the Grantee’s successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD that said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by, through or under the Grantor that are not specifically excepted herein.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty Deed on this the 17 day of August, 2021.

THE CROSSROADS AT GREYSTONE, LLC,
an Alabama limited liability company

By: DANTRACT, INC.
Its: Managing Member

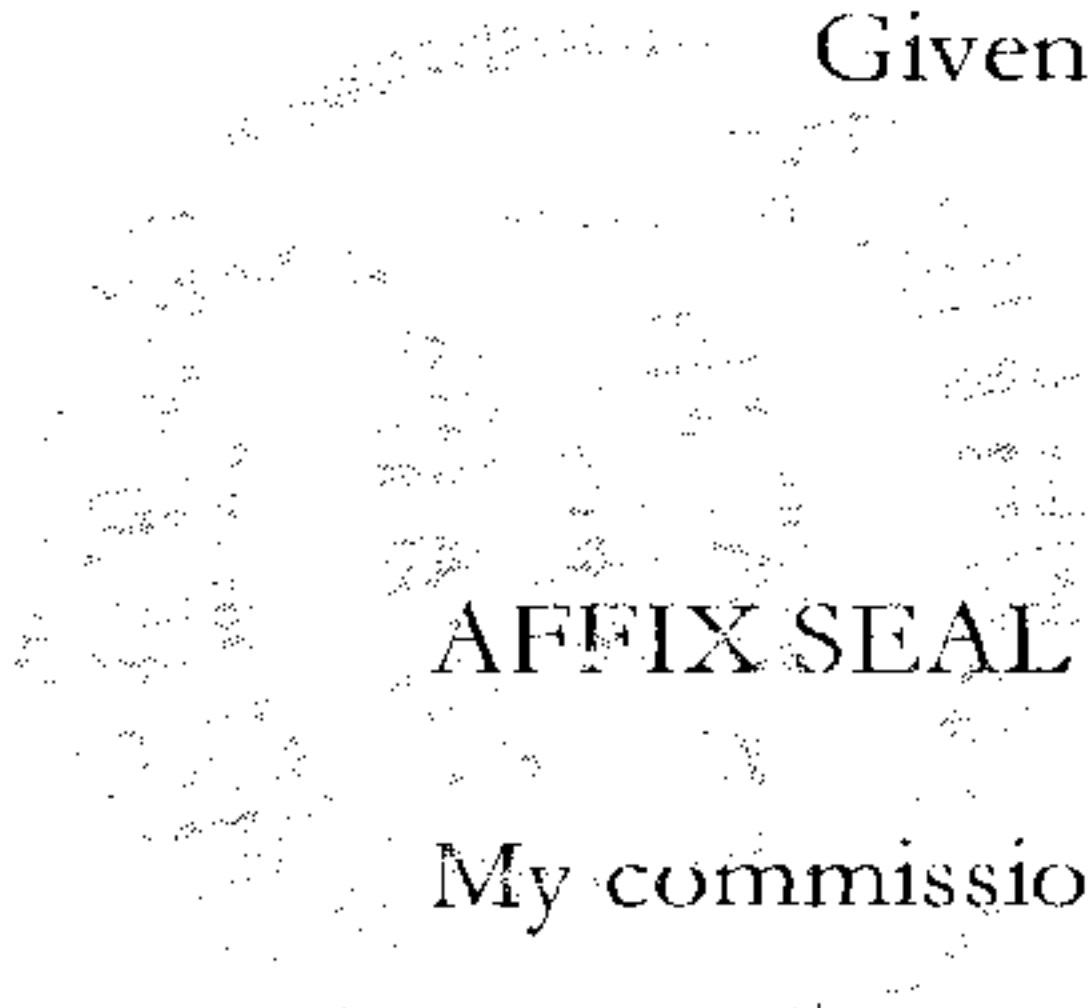
By: Charles W. Daniel
CHARLES W. DANIEL
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said in County in said State, hereby certify that **CHARLES W. DANIEL**, whose name as President of Dantract, Inc., an Alabama corporation, the Managing Member of **THE CROSSROADS AT GREYSTONE, LLC**, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability.

Given under my hand and official seal this the 17th day of August, 2021.

Karen D. Reese
Notary Public



My commission expires: April 24, 2023

THIS INSTRUMENT WAS PREPARED BY:
Frank H. Tomlinson, Esq.
Tomlinson Law, LLC
2100 1st Avenue North, Suite 600
Birmingham, Alabama 35203



EXHIBIT A

(Property)

Parcel I

Lot 1A, according to a Resurvey of Lots 1 and 2, The Crossroads of Greystone, as recorded in Map Book 29, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama

Parcel II

Together with the benefits of those certain covenants, conditions and restrictions for the benefit of Parcel I, to the extent that they represent an interest in Real Property, as created by those documents recorded in Real Volume 314, Page 506, as amended in Instrument Number 1996-00531, Instrument Number 1996-00532, Instrument Number 2000-38942, as affected by that certain Assignment of Developer Rights recorded in Instrument Number 2001-35832, as further assigned and assumed by EBSCO Industries, Inc. by Assignment and Assumption of Developer Rights recorded in Instrument Number 20160512000163130, in the aforesaid Probate Office.

Parcel III

Together with the benefits of that certain Declaration of Covenants, Restrictions and Easements for the benefit of Parcel I, to the extent that they represent an interest in Real Property, as created by that certain Declaration recorded in Instrument Number 2003082700056950, in the aforesaid Probate Office.

Parcel IV

Together with the benefits of those certain non-exclusive easements for the benefit of Parcel I as created by those certain Reciprocal Easement Agreements recorded in Instrument Number 1999-43304 and Instrument 1999-33954, for the purpose on ingress and egress, as affected by Instrument Number 1999-07730 and Instrument Number 2001-7233, over, under and across the property described therein.

EXHIBIT B
(Exceptions)

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following:

1. Ad Valorem taxes for the current tax year, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. Terms and conditions as described in those certain Reciprocal Easement Agreements as described in Instrument Number 1999-43304 and Instrument Number 1999-33954, as affected by Instrument Number 1999-07730 as also affected by Instrument Number 2001-7233, in the Probate Office of Shelby County, Alabama.
5. Terms and conditions as described in those certain covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real Volume 314, Page 506, as amended in Instrument Number 1996-00531, Instrument Number 1996-00532, Instrument Number 2000-38942, as affected by that certain Assignment of Developer Rights recorded in Instrument Number 2001-35832, as assumed by EBSCO Industries, Inc., by that certain Assignment and Assumption of Developer Rights as recorded in Instrument Number 2016051200063130, together with that certain Confirmation of Approval and Waiver of Building Setback Requirements as described in Instrument Number 20020911000436060, in the Probate Office of Shelby County, Alabama.
6. Terms and conditions as described in those certain Declaration of Covenants, Restrictions and Easements by and between The Crossroads at Greystone, LLC; Express Partners, LLC and Tiengkongkarn, (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document described in Instrument Number 20030827000569350, in the Probate Office of Shelby County, Alabama.
7. Subject to that certain Declaration of Restrictive Covenants (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument Number 20171024000385350, in the Probate Office of Shelby County, Alabama.
8. Transmission Line Permits to Alabama Power Company as shown by Deed Book 109, Page 491, in the Probate Office of Shelby County, Alabama.
9. Easement as recorded in Instrument Number 200207300000351680, 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
 08/24/2021 08:32:31 AM
 \$32.00 CHERRY
 20210824000411170

Ann 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 CROSSROADS 2021, LLC and
 Mailing Address John Dale IV
1919 Oxmoor Road, #256
Birmingham, AL 35209

Grantee's Name The Crossroads at Greystone, LLC
 Mailing Address 2 Office Park Circle, Suite 1
Birmingham, AL 35223

Property Address 5406 Highway 280 S
Hoover, AL 35242

Date of Sale April 5, 2021
 Total Purchase Price \$ 3,868,000.00

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
☐ 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 8/20/21

Print Lee Johnson

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1