

This instrument prepared by:

Matthew S. Hale
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

After Recording Return To and
Send Tax Notices To:
Church of the Highlands
3660 Grandview Parkway
Birmingham, AL 35243
Attn: Ronnie Bennett

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **SCP SITEONE, LLC** an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the

GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **CHURCH OF THE HIGHLANDS, INC.**, an Alabama non-profit corporation (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11B, as depicted on the "Final Plat, Church of the Highlands Resurvey", recorded in Map Book 55, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama, excepting therefrom that portion of Lot 11B that was formerly described as Lot 11A according to the "Final Plat, Church of the Highlands addition to Baker Lee Branch" recorded in Map Book 54, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

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:
SCP SiteOne, LLC	Church of the Highlands
1000 Urban Center Drive, Suite 675	3660 Grandview Parkway
Birmingham, Alabama 35242	Birmingham, AL 35243

Property Address:	1600 Lee Branch Lane Birmingham, AL 35242
Tax Parcel ID:	To-be-assigned
Date of Sale:	Date of this Deed
Actual Value:	\$840,000.00
The Purchase Price can be verified in:	Appraisal

Subject to:

1. Taxes due in the year of 2021, a lien, but not yet payable, until October 1, 2022.
2. Restrictions as to setback lines, curbing and roadway construction on subject property, together with release of damages appearing of record, recorded August 5, 1997 as Instrument No. 1997-24571.
3. Easement for utilities in favor of Alabama Power Company recorded in Deed Book 109 at Page 502.
4. Easement for utilities in favor of Alabama Power Company recorded in Deed Book 119 at Page 251.
5. Title to all minerals and mineral interests in, on and under the Land, including but not limited to oil, gas, sand, gravel and other minerals, together with all mining rights and other rights, privileges and immunities relating thereto.
6. The following matters disclosed by the plat recorded in Map Book 46 at Page 76A & 76B;
 - a. The fact that the property lies within an area where natural lime sinks have occurred, as set forth in the "Notes";
 - b. Use restrictions as set forth in the "Notes."

This conveyance is also subject to the following restriction during the term of the Lease Agreement between SCP Siteone, LLC and Siteone Landscape Supply, LLC (“Tenant”) dated November 1, 2015, as amended by that certain Amendment to Lease Agreement dated April 13, 2021 (the “Lease”):

Neither Grantee nor its Affiliates (hereinafter defined) shall buy, sell, lease, license or otherwise make available any land or building either now controlled by Grantee or its Affiliates or which becomes subject to Grantee’s or its Affiliates’ control during the term of the Lease within five (5) miles of the property, as measured from the closest property line of the property to the closest property line of the competing property (the “**Competing Property**”), to any person or business entity whose primary business purpose is the sale of bulk landscape materials, irrigation/drainage products, turf care products (i.e. fertilizers and control products), grass seed, and/or turf care equipment (i.e. mowers, sprayers, spreaders, turf renovators, hand-held power equipment, etc.). An “**Affiliate**” shall mean (i) a wholly owned subsidiary of Grantee or the parent of Grantee, (ii) the parent of Grantee, (iii) any corporation into or with which Grantee may be merged or consolidated, or (iv) any entity which acquires all the assets of Grantee as a going concern of the business being conducted on the property. If Grantee is found to be in default of this Section, Tenant shall immediately notify Grantee in writing of said default and shall identify the Competing Property by name in the written notice. If Grantee does not cure the breach of this covenant within thirty (30) days after receipt of the written notice, then Tenant shall be entitled to exercise and pursue all rights and remedies available at law or in equity (including, but not limited to, an action for injunctive relief). All rights and remedies of Tenant created herein or otherwise existing at law or in equity are separate, distinct and cumulative rights and remedies and the exercise of one or more rights or remedies shall not be taken to exclude or waive the right to exercise any other.

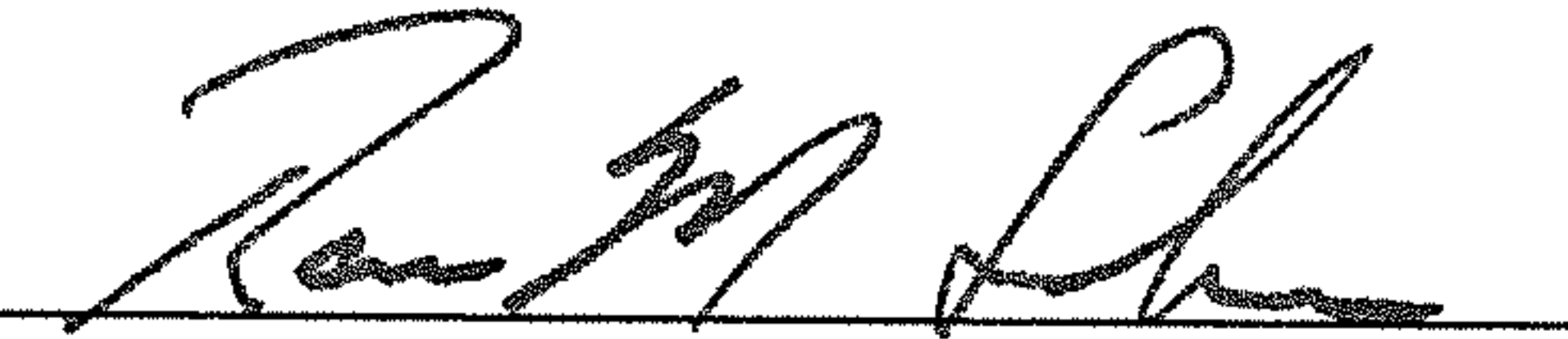
20211025000516350 10/25/2021 10:19:37 AM DEEDS 4/6

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 20th day of October, 2021.

SCP SITEONE, LLC, an Alabama limited liability company

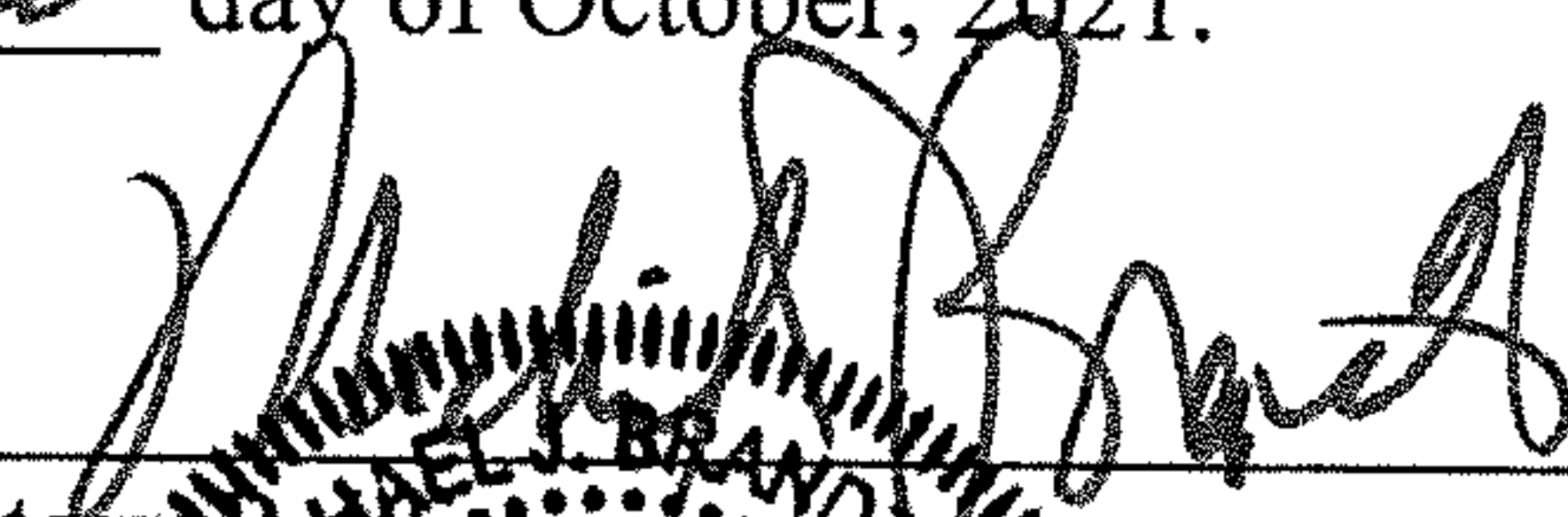
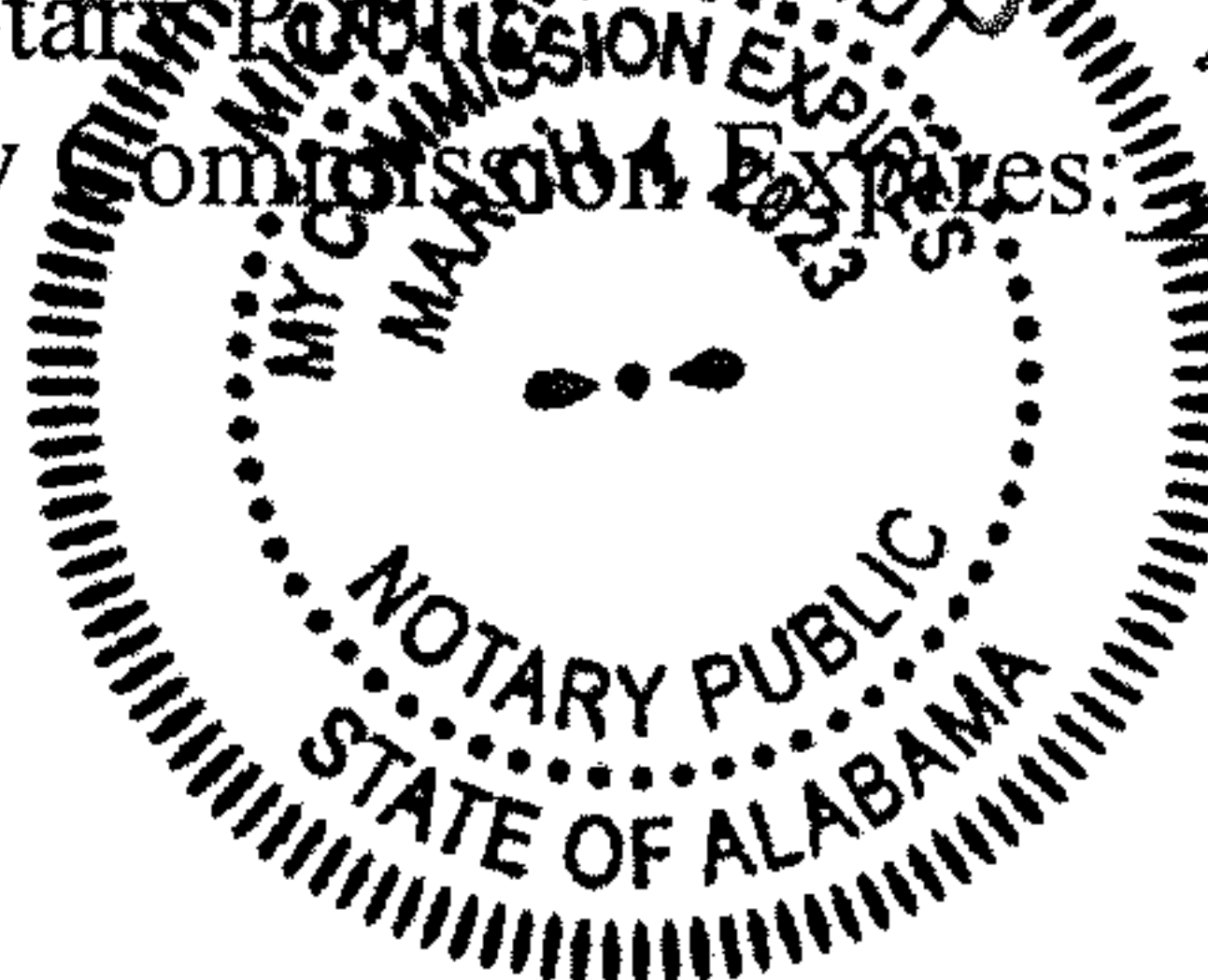
By: 
Rance M. Sanders
Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rance M. Sanders, whose name as Manager of SCP Siteone, 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 thereof, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 20th day of October, 2021.

[NOTARIAL SEAL]


Notary Public
My Commission Expires: 3-4-23


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

Grantor's Name	SCP SiteOne, LLC	Grantee's Name	Church of the Highlands
Mailing Address	1000 Urban Center Drive	Mailing Address	3660 Grandview Parkway
	Suite 675		Birmingham, AL 35243
	Birmingham, AL 35242		Attn: Ronnie Bennett
Property Address	7347 Cahaba Valley Road	Date of Sale	10/22/2021
	Birmingham, AL 35242	Total Purchase Price	\$ 840,000.00
		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	☒ Other Statutory Warranty Deed
☐ Closing Statement	

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 October 22, 2021

Print Paul J. Beever

 Unattested

(verified by)

Sign

Paul J. Beever

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2021 10:19:37 AM
\$877.00 CHERRY
20211025000516350

Allen S. Bayl