

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
American Pet Resort, LLC
1551 Atlantic Blvd., Suite 200
Jacksonville, FL 32207
Attention: William L. Joel, General
Counsel

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in hand paid by **SCF RC FUNDING IV LLC**, a Delaware limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto 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.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

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:
EBSCO Industries, Inc.	SCF RC FUNDING IV LLC
1 Mt Laurel Avenue, Suite 200	902 Carnegie Center Blvd, Suite 520
Birmingham, Alabama 35242	Princeton, NJ 08540
Attention: Brooks Knapp	Attention: Chama Punlertpathanakon

Property Address:	6265 Tattersall Blvd., Birmingham, AL 35242
Date of Sale:	October <u>26</u> , 2021
Total Purchase Price:	\$1,087,296.00
The Purchase Price can be verified in:	☒ Closing Statement ☐ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment

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

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of October 21st, 2021.

GRANTOR:

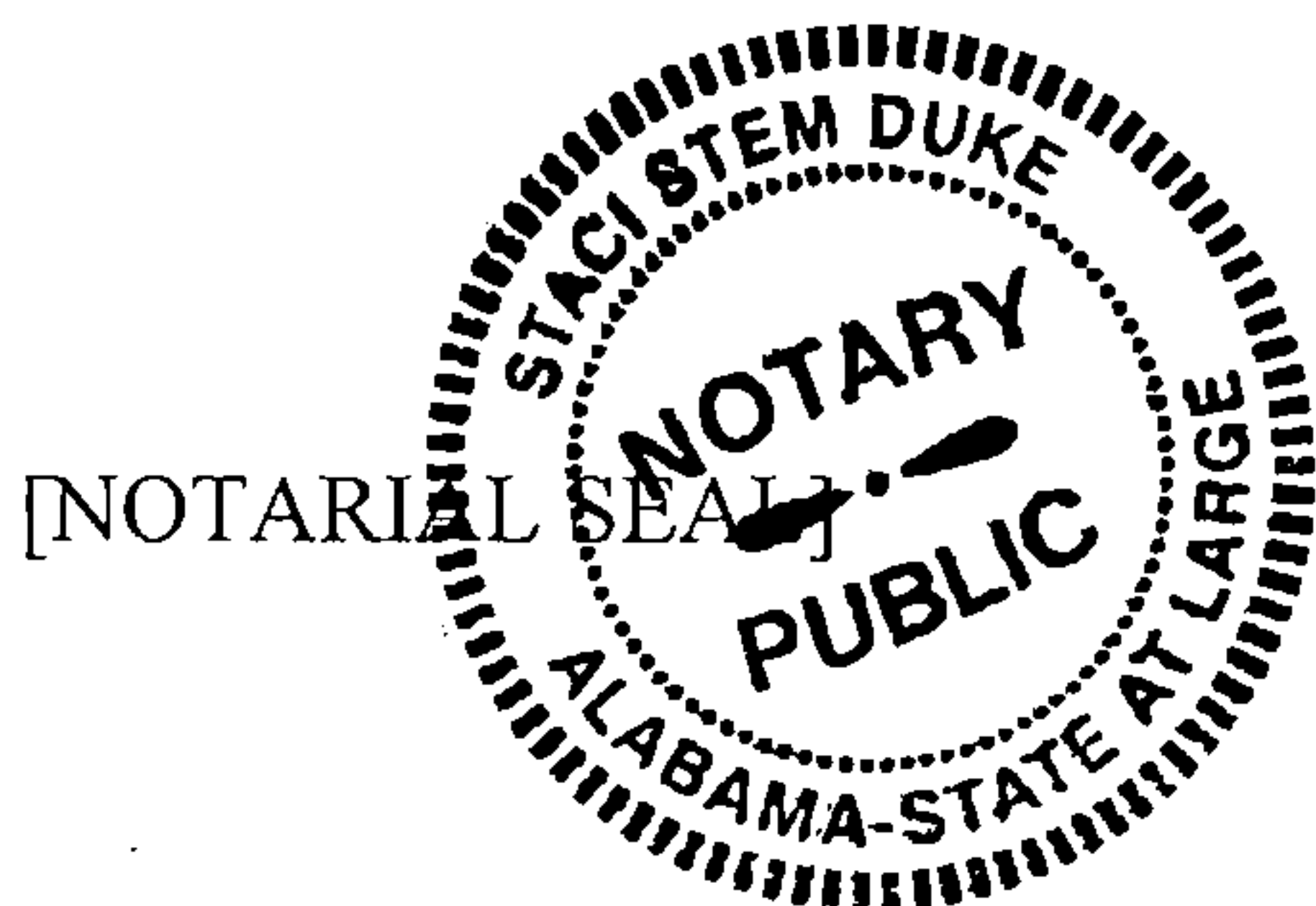
EBSCO INDUSTRIES, INC.,
a Delaware corporation

By: Brooks Knapp
Printed Name: Brooks Knapp
Title: 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 21st day of October, 2021.



Staci Stem Duke
Notary Public

My commission expires: 9/6/2023

This Instrument Prepared By:
Bradley G. Siegal, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

Exhibit "A" to Deed

Legal Description

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 9 according to the survey of Tattersall Park Resurvey No. 8, as recorded in Map Book 54, Page 48, in the Probate Office of Shelby County, Alabama (the "Plat").

Together with all off-site easements benefiting the Property, including but not limited to water, drainage, sewer, and access easements as follows:

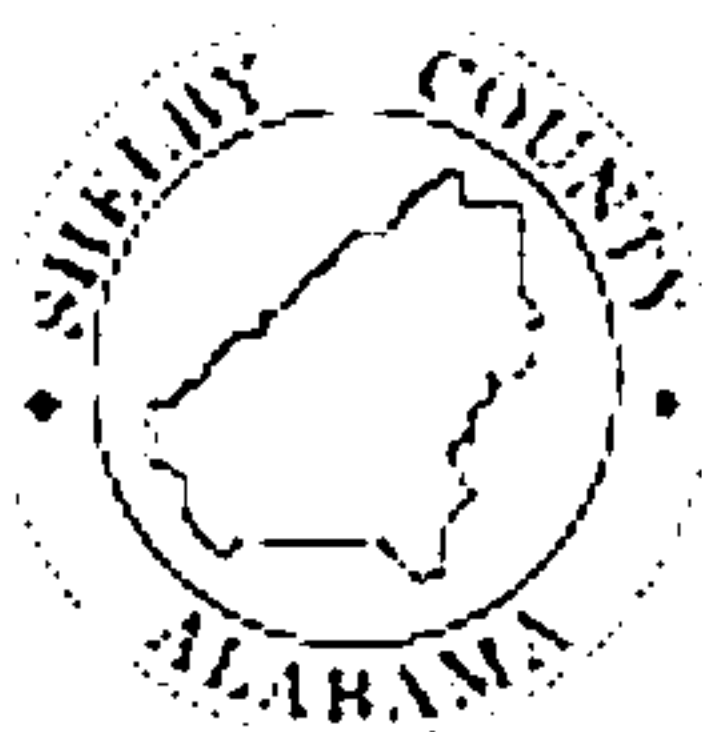
- a. Access over Tattersall Boulevard (a private road), as shown on the Plat;
- b. Access and Drainage Easements dedicated and shown on the Plat;
- c. Access and Utility Easements dedicated and shown on Map Book 49, pages 81A & 81B;
- d. Sanitary Sewer Easement as dedicated and shown on Map Book 48, page 53;
- e. Access and other easements and privileges set forth in that certain Greystone Commercial Declaration of Covenants, Conditions and Restrictions recorded in Real Volume 314, page 506, as amended and assigned;
- f. Access and other easements and privileges set forth in the certain Restrictive Use and Reciprocal Easement Agreement recorded in Instrument 20211027000520480; and,
- g. Temporary Construction Easement Agreement recorded in Instrument 20211027000520490

Exhibit "B" to Deed

Permitted Exceptions

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 54, page 48, in the Probate Office of Shelby County, Alabama, as shown on the survey made by Robbin E. Phillips with Schoel Engineering Company, Inc. dated 10/11/2021.
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 Property.
4. Easements as shown on Map Book 49, page 81, in the Probate Office of Shelby County, Alabama, as shown on the survey made by Robbin E. Phillips with Schoel Engineering Company, Inc. dated 10/11/2021.
5. Restrictive Use and Reciprocal Easement Agreements as recorded in Instrument 20181102000389880, as amended by document recorded in Instrument 20200224000072060, and as further amended by document recorded in Instrument 20211027000520460; and Instrument 20190116000017970.
6. Easement granted to Alabama Power Company as recorded in Instrument 20180315000083230, Instrument 20180315000083220, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as recorded in Instrument 20160721000255090 in the Probate Office of Shelby County, Alabama.
8. Transmission line permit granted to Alabama Power Company as recorded in Deed Book 109, page 500 in the Probate Office of Shelby County, Alabama.
9. Covenant and Agreement for Water and Sewer Service recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.
10. 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; and, Fourth Amendment to Declaration as recorded in Instrument 20211027000520470 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. Minerals and mining rights set out in Deed Book 60, page 260 in the Probate Office of Shelby County, Alabama.
13. Restrictive Use and Reciprocal Easement Agreement by and between EBSCO Industries Inc., a Delaware corporation, and SCF RC Funding IV LLC, a Delaware limited liability company, as recorded in Instrument 20211027000520480, in the Probate Office of Shelby County, Alabama.
14. Repurchase Option Agreement by and between EBSCO Industries Inc., a Delaware corporation, and SCF RC Funding IV LLC, a Delaware limited liability company, as recorded in Instrument 20211027000520830, in the Probate Office of Shelby County, Alabama.
15. Temporary Construction Easement Agreement recorded in Instrument 20211027000520490 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
10/27/2021 01:11:25 PM
\$1124.50 BRITTANI
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Allen S. Bayl