

This instrument was prepared by:
James L. Sanders, III
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203
Telephone: (205) 254-1000

SEND TAX NOTICE TO:
Keystone Alabaster Property, LLC
c/o Keystone Industrial Properties, LLC
3940 Montclair Road, Suite 302
Birmingham, Alabama 35213
Attention: David D. Blount, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

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 **FIRST STATE TRUST COMPANY**, as Trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust, as to a one-third (1/3) undivided interest, **FIRST STATE TRUST COMPANY**, as Trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust, as to a one-third (1/3) undivided interest, and **FIRST STATE TRUST COMPANY**, as Trustee of The Malvina M. Whatley 2012 GST Exempt Trust, as to a one-third undivided interest (collectively, "Grantor"), by **KEYSTONE ALABASTER PROPERTY, LLC**, an Alabama 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, subject to the Exceptions.

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 of all persons claiming by, through, or under Grantor, but not further or otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to the Exceptions.

First State Trust Company is the successor Trustee to: (i) Beverly S. Virciglio, as Trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust, the grantee under that certain warranty deed recorded in Instrument 20130122000029020; (ii) Beverly S. Virciglio, as Trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust, the grantee under that certain warranty deed recorded in Instrument 20130122000029030; and (iii) Beverly S. Virciglio, as Trustee of The Malvina M. Whatley 2012 GST Exempt Trust, the grantee under that certain warranty deed recorded in Instrument 20130122000029040.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Addresses:	Grantee's Name and Mailing Address:
First State Trust Company, as Trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust	Keystone Alabama Property, LLC
1 Righter Parkway, Suite 120	c/o Keystone Industrial Properties
Wilmington, DE 19803	3940 Montclair Road, Suite 302 Birmingham, Alabama 35213 Attention: David D. Blount, Jr.
First State Trust Company, as Trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust	
1 Righter Parkway, Suite 120	
Wilmington, DE 19803	
First State Trust Company, as Trustee of The Malvina M. Whatley 2012 GST Exempt Trust	
1 Righter Parkway, Suite 120	
Wilmington, DE 19803	

Property Address:	2055 County Road 87 Alabaster, Alabama 35007
Date of Sale:	December 17, 2021
Total Purchase Price:	\$375,000.00
The Purchase Price can be verified in:	<input checked="checked" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 17th day of December, 2021.

GRANTOR:

FIRST STATE TRUST COMPANY, as Trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust

By: Wendy Swift
Wendy Swift, Vice President

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wendy Swift, whose name as vice president of First State Trust Company, as trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust, 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 the instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 16th day of December, 2021.

Nicholas M. Colagreco
Notary Public

[NOTARIAL SEAL]

My commission expires: 9/4/2022

NICHOLAS MICHAEL COLAGRECO
Notary Public, State of Delaware
Commission Expires 9/4/2022

GRANTOR:

FIRST STATE TRUST COMPANY, as Trustee of The
Dorothy L. Mitchell, 2012 GST Exempt Trust

By: Wendy Swift
Wendy Swift, Vice President

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wendy Swift, whose name as vice president of First State Trust Company, as trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust, 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 the instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 16TH day of December, 2021.

Nicholas M. Colagreco
Notary Public

[NOTARIAL SEAL]

My commission expires: 9/4/2022

NICHOLAS MICHAEL COLAGRECO
Notary Public, State of Delaware
My Commission Expires 9/4/2022

GRANTOR:

FIRST STATE TRUST COMPANY, as Trustee of The
Malvina M. Whatley 2012 GST Exempt Trust

By: Wendy Swift
Wendy Swift, Vice President

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wendy Swift, whose name as vice president of First State Trust Company, as trustee of The Malvina M. Whatley 2012 GST Exempt Trust, 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 the instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 16TH day of December, 2021.

Nicholas M. Colagreco
Notary Public

[NOTARIAL SEAL]

My commission expires: 9/4/2022

NICHOLAS MICHAEL COLAGRECO
Notary Public, State of Delaware
My Commission Expires 9/4/2022

EXHIBIT A TO STATUTORY WARRANTY DEED

[Legal Description]

A parcel of land in the SE ¼ of the NE ¼ of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the SE corner of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said Section 19 a distance of 2834.30 feet to a point on the North line of property conveyed to Asplundh Tree Expert Company by deed recorded in Real 207, page 292, in the Probate Office of Shelby County, Alabama; thence turn 89 deg. 48 min. 08 sec. left and run Westerly along the North line of property owned by Asplundh Tree Expert Company 110.01 feet to a steel pin corner on the West margin of Shelby County Highway No. 87 and the Point of Beginning of the property being described; thence continue along last described course a distance of 212.31 feet to a steel pin corner; thence turn 90 deg. 00 min. 00 sec. right and run Northerly a distance of 212.48 feet to a steel pin corner in the centerline of an existing gravel road or driveway; thence turn 89 deg. 59 min. 59 sec. right and run Easterly along the centerline of said gravel road or drive a distance of 209.25 feet to a steel pin corner on the same said Westerly margin of same said Highway 87; thence turn 89 deg. 10 min. 29 sec. right and run Southerly along said margin of said Highway a distance of 212.50 feet to the Point of Beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

EXHIBIT B TO STATUTORY WARRANTY DEED

[Exceptions]

1. All taxes for the year 2022 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 the Land.
3. The following items appearing of record in Real 136, Page 619, in the Probate Office of Shelby County, Alabama, as the same are shown on the ALTA/NSPS Land Title Survey of DeShazo Crane prepared by Derek S. Meadows, PLS No. 29996, for Gonzalez-Strength & Associates, Inc., dated December 1, 2021, last revised December 15, 2021, Project No. 21-0658 (the "Survey"):
 - (i) 35' building setback line from eastern boundary of property, and
 - (ii) 100' non-office building setback line from eastern boundary of property.
4. Right of way to Shelby County, recorded in Deed Volume 244, page 129, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Real 149, page 41, in the Probate Office of Shelby County, Alabama, as shown on the Survey.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Volume 352, page 805 and Deed Volume 352, page 818, in the Probate Office of Shelby County, Alabama.
7. Easement recorded in Instrument 1996-24748 in the Probate Office of Shelby County, Alabama.
8. The following matters set forth on the Survey:
 - a. Encroachment of Fence over West property line
 - b. Encroachment of concrete wall over South property line



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2021 03:51:43 PM
\$418.00 CHERRY
20211217000598630

Allen S. Bayl