

Prepared by:
Name: James Taylor
Address: 3128G Hudson Cross,
Unit 3, McKinney, Texas 75070

STATE OF ALABAMA |
 |
SHELBY COUNTY |

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable consideration paid to PROVEER HOLDINGS, LLC, a Delaware limited liability company ("GRANTOR") whose address is 3128G Hudson Crossing, Unit 3, McKinney, Texas 75070, by GRANDE VIEW PROPERTIES 700, LLC, Delaware limited liability company whose address is 3128G Hudson Crossing, Unit 3, McKinney, Texas 75070 ("GRANTEE"), the receipt of which GRANTOR hereby acknowledges, GRANTOR by these presents, does hereby grant, bargain, sell, and convey unto GRANTEE the following-described real estate, lying in the County of Shelby, State of Alabama (the "PROPERTY"):

A parcel of real property located in Shelby County, Alabama, more particularly described on EXHIBIT "A" attached hereto and made a part hereof, together with the hereditaments and appurtenances thereunto belonging and all improvements and fixtures now attached to and used in connection with the Property.

SUBJECT TO THE FOLLOWING:

- (1) Ad valorem taxes which may be due now or subsequent hereto;
- (2) All applicable zoning and subdivision restrictions;
- (3) Easements, restrictions, reservations, rights of way, and set back lines of record;
and
- (4) Any coal, oil, gas, mineral and mining rights not owned by Grantor

TO HAVE AND TO HOLD the Property in fee simple to the said GRANTEE, its successors, and assigns, in fee simple absolute forever.

AND GRANTOR does for itself, its successors, and assigns covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of the PROPERTY; that the PROPERTY is free from all encumbrances unless otherwise noted above; that GRANTOR will and its respective successors and assigns, will warrant and defend the right and title to the PROPERTY unto

the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons claiming, by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has hereto set it hand and seal this December 30, 2021.

GRANTOR:

PROVEER HOLDINGS, LLC

By: _____

Print Name: James Taylor

Print Title: Authorized Representative

STATE OF ALABAMA)

SHELBY COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that JAMES TAYLOR who is named as Authorized Representative of GRANTOR, has signed to the foregoing instrument and ☐ who is known to me or ☒ has produced Alabama Drivers License as identification, and has acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Authorized Representative and with full authority, executed the same voluntarily on behalf of and as the act and deed of GRANTOR on this date.

Given under my hand this December 27, 2021.

(Seal)



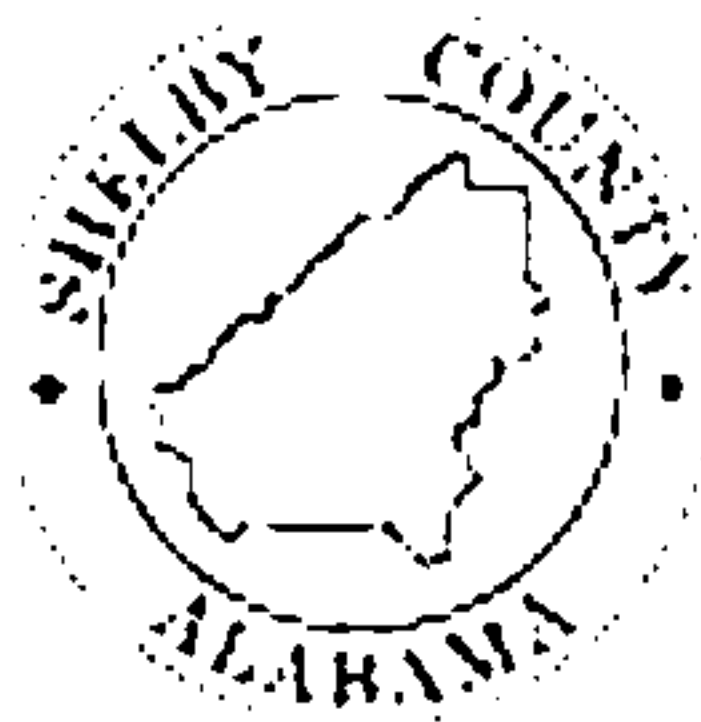
Scott Pylant
Notary Public
My Commission Expires
April 16, 2025

Notary Public
My Commission Expires: April 16, 2025

Exhibit A

Lot 2D-3A, according to the Southerland Place Resurvey, as recorded in Map Book 25, Page 143, in the Probate Office of Shelby County, Alabama.

Property Address: 700 Corporate Ridge, Birmingham, AL 35242.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/04/2022 09:01:15 AM
 \$4006.00 CHARITY
 20220104000000820

Allen 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	<u>Proveer Holdings, LLC</u>	Grantee's Name	<u>Grande View Properties 700, LLC</u>
Mailing Address	<u>3128G Hudson Cross, Unit 3</u> <u>McKinney, Texas 75070</u>	Mailing Address	<u>3128G Hudson Cross, Unit 3</u> <u>McKinney, Texas 75070</u>
Property Address	<u>700 Corporate Ridge</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>12/30/2021</u>
		Total Purchase Price	<u>\$ 3,975,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 12/24/2021

Print James A. Taylor, Jr.

☐ Unattested

Lisa S. Sharp
 (verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1