

**A Mortgage in the amount of \$2,200,000.00 is being recorded simultaneously herewith.**

Send Tax Notices To:

E-Box, Inc.  
101 Airpark Industrial Road  
Alabaster, Alabama 35007

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

## STATUTORY WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to those matters set forth on Exhibit “B” attached hereto.

**TO HAVE AND TO HOLD,** to the said Grantee, its successors and assigns forever.

Statutory Warranty Deed  
Page 1

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

Grantor's Name and Mailing Address:  
Rivers Realty, LLC  
109 Airpark Industrial Road  
Alabaster, Alabama 35007

Grantee's Name and Mailing Address:  
E-Box, Inc.  
101 Airpark Industrial Road  
Alabaster, Alabama 35007

Property Address: 109 Airpark Industrial Road  
Alabaster, Alabama 35007

Parcel ID: 22-4-19-0-000-001.021

Date of Sale: January 20, 2022

Purchase Price: \$2,850,000.00

The Purchase Price can be verified by the Closing Statement.

*[Signature page to follow]*

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**RIVERS REALTY, LLC**, an Alabama limited liability company

By: William A. Rivers  
Name: William A. Rivers  
Its: Manager

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William A. Rivers, whose name as Manager of **RIVERS REALTY, 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 Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 19th day of January, 2022.

Edward Vaughn McWilliams  
Notary Public  
My Commission Expires:

Edward Vaughn McWilliams  
Notary Public, Alabama State At Large  
My Commission Expires Nov. 30 2023

**EXHIBIT A**

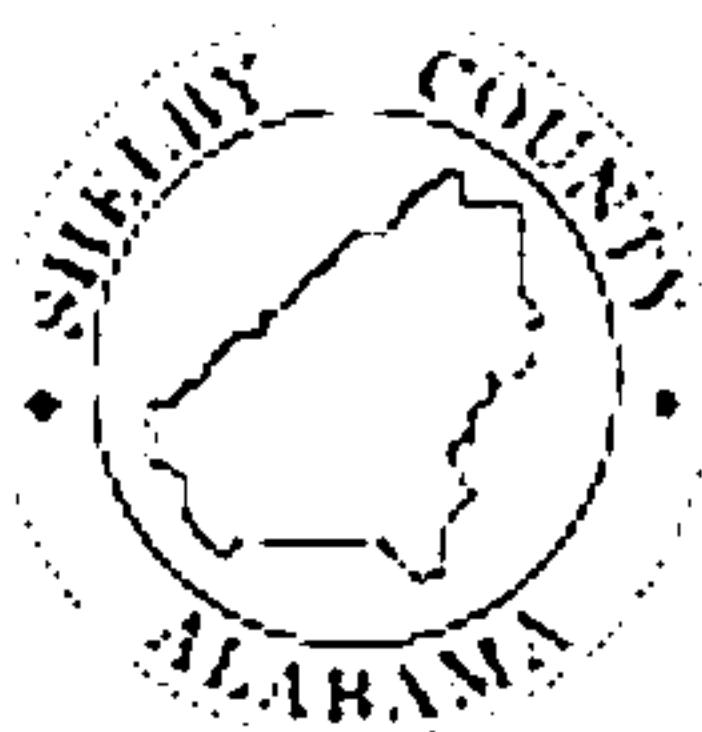
**LEGAL DESCRIPTION**

Lot 3-F, according to the Resurvey of Lot 3-B and 3-C Airpark Industrial Complex, as recorded in Map Book 44, page 89, in the Probate Office of Shelby County, Alabama.

**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

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 44, page 89 Shelby County Records..
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 subject property.
4. Building line(s) as shown by recorded map.
5. Easement(s) as shown by recorded map.
6. Restrictions as shown by recorded map.
7. Restrictive Covenants on the Airpark Industrial Complex as recorded in Real 265, page 628, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, Alabama, recorded in Volume 244, page 129 and Volume 239, page 237, in the Probate Office of Shelby County, Alabama.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto and release of damages, restrictions, and easements, as recorded in Volume 352, page 805, in the Probate Office of Shelby County, Alabama.
10. Cross Access and Parking Agreement as recorded in Instrument 20151211000423300, in the Probate Office of Shelby County, Alabama.
11. Easement to Alabama Power Company recorded in Instrument 20150619000206590, 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  
01/25/2022 01:33:08 PM  
\$684.00 JOANN  
20220125000035380**

*Allen S. Bayl*