



20220216000067560 1/7 \$6735.00
 Shelby Cnty Judge of Probate, AL
 02/16/2022 11:26:44 AM FILED/CERT

Prepared by, and when recorded, return to:

Maynard, Cooper & Gale, P.C.
 1901 Sixth Avenue North
 Suite 1700
 Birmingham, Alabama 35203
 Attention: Rich Pugh

Send tax notices to:

Genissen, Inc.
 c/o John Utick, President
 360 E. 1st Street, #76
 Tustin, California 92780

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

THAT, Geaux Route Holdings, L.L.C., a limited liability company formed under the laws of Louisiana (“Grantor”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by Genissen, Inc., a California corporation (“Grantee”), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Hoover, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes (the “Property”), together with all of the improvements located thereon and Grantor’s interest in any and all rights and appurtenances thereto in any way belonging, including the easements established in that certain Restrictive Use and Reciprocal Easement Agreement by and between EBSCO Industries, Inc. and Grantor recorded in Instrument #20190116000017970 and the Storm Sewer Easement granted to Grantor by EBSCO Industries, Inc. recorded in Instrument #2019029000053180, subject to the exceptions listed on Exhibit B attached hereto and incorporated herein by reference (the “Exceptions”).

TO HAVE AND TO HOLD the Property unto Grantee and Grantee’s respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee’s successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to the Exceptions.

Shelby County, AL 02/16/2022
 State of Alabama
 Deed Tax: \$6692.00

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:
Geaux Route Holdings, L.L.C.	Genissen, Inc.
500 Southlawn Drive	c/o John Utick, President
Lafayette, Louisiana 70503	360 E. 1st Street, #76
Attention: Matt Roth	Tustin, California 92780
Property Address:	6401 Tattersall Park Drive
	Hoover, Alabama 35244
Date of Sale:	February 7, 2022
Total Purchase Price:	\$6,692,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" 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"/> _____

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



20220216000067560 2/7 \$6735.00
 Shelby Cnty Judge of Probate, AL
 02/16/2022 11:26:44 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed on the date of the acknowledgment below, to be effective as of the 3rd day of February, 2022.

GRANTOR:

GEAUX ROUTE HOLDINGS, L.L.C.,
a Louisiana limited liability company

By: SMR
Name: Matt Roth
Its: Manager

STATE OF Louisiana)
COUNTY OF Madison)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Matt Roth, whose name as Manager of Geaux Route Holdings, L.L.C., a Louisiana 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 3rd day of February, 2022.

Stephanie Desautels
Notary Public
My commission expires: May 14, 2025



20220216000067560 3/7 \$6735.00
Shelby Cnty Judge of Probate, AL
02/16/2022 11:26:44 AM FILED/CERT

EXHIBIT A

Description of the Property

Lot 5-A, according to the Tattersall Park Resurvey No. 4, as recorded in Map Book 49, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").



20220216000067560 4/7 \$6735.00
Shelby Cnty Judge of Probate, AL
02/16/2022 11:26:44 AM FILED/CERT

EXHIBIT B

Exceptions



20220216000067560 5/7 \$6735.00
Shelby Cnty Judge of Probate, AL
02/16/2022 11:26:44 AM FILED/CERT

1. All taxes and assessments for the current year, not yet due and payable, and for all subsequent years thereafter.
2. Mineral and mining rights not owned by Grantor, including without limitation minerals of whatsoever kind, subsurface and surface substances, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public 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 the Property.
4. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
5. Easements, encumbrances, conditions, restrictions, reservations, rights-of-way, and all matters of record.
6. Those matters that would be shown on a current, accurate survey of the Property or by an inspection thereof and all matters set forth on the recorded subdivision plat.
7. North Shelby County Library District dues and assessments for the current tax year and for all subsequent years thereafter.
8. 10 foot water line easement and 15 foot storm sewer easement affecting the subject Property as shown on plat recorded in Map Book 49, Page 81, in the Probate Office.
9. 15 foot, 30 foot and 50 foot building setback lines and all other matters and restrictions affecting the subject Property as shown on plat recorded in Map Book 49, Page 96, in the Probate Office.
10. Minerals and mining rights set out in Deed Book 60, Page 260, in the Probate Office.
11. Greystone Commercial Declaration of Covenants, Conditions and Restrictions recorded in Real 314, Page 506, in the Probate Office, as amended by First Amendment recorded in Instrument #1996-00531, Second Amendment recorded in Instrument #1996-00532, Third Amendment recorded in Instrument #2000-38942, and Fourth Amendment recorded in Instrument #20211027000520470, and as further affected by Assignment of Developer's Rights as recorded in Instrument 2001-35832, Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060, and Assignment of Developer's Rights as recorded in Instrument 20160512000163130, in the Probate Office.

12. Assignment of Developers Rights from Daniel Oak Mountain Limited Partnership to Daniel Realty Company recorded in Instrument #2001-35832, and subsequently assigned by Daniel Realty Company to EBSCO Industries, Inc. by Assignment and Assumption of Developers Rights recorded in Instrument #20160512000163130.
13. Notice Regarding Availability of Sanitary Sewer Service executed by SWWC Utilities Inc. as recorded in Instrument 20131204000469370, in the Probate Office.
14. Temporary Easement to Alabama Power Company as recorded in Instrument 2017112900042170, in the Probate Office.
15. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 109, page 499, Deed Book 109, page 500 and Deed Book 239, page 214, in the Probate Office.
16. Right of Way to Shelby County, Alabama as recorded in Final Record 13, page 330, in the Probate Office.
17. Restrictive Use and Reciprocal Easement Agreements as recorded in Instrument 2015021300048170, in the Probate Office, Instrument 2017022400065890, in the Probate Office, First Amendment to Restrictive Use and Reciprocal Easement Agreement recorded in Instrument 20181031000385880, in the Probate Office, Instrument 20171017000377670, in the Probate Office, and Instrument 20170921000343260, in the Probate Office, Restrictive Use and Reciprocal Easement Agreement recorded in Instrument 20181182888389880, in the Probate Office, Restrictive Use and Reciprocal Easement Agreement recorded in Instrument 20161214000455550, in the Probate Office, and Restrictive Use and Reciprocal Easement Agreement recorded in Instrument 20181017000367070, in the Probate Office.
18. Right of Way to Alabama Power Company as recorded in Instrument 2016020900042020, in the Probate Office, Instrument 20160721000255090, in the Probate Office, and Instrument 20160926000350870, in the Probate Office.
19. Restrictive Use and Reciprocal Easement Agreement by and between EBSCO Industries, Inc. and Geaux Route Holdings, L.L.C. recorded in Instrument #20190116000017970.
20. Covenant and Agreement for Water & Sewer Service as recorded in Shelby Real 235, page 649, in the Probate Office.
21. Sanitary Sewer Easement Agreement as recorded in Instrument 201702240006590, in the Probate Office and amended in Instrument 20170906000324860, in the Probate Office.
22. Access Agreement as recorded in Instrument 20170508000160140, in the Probate Office.
23. Temporary Easement to Shelby County as recorded in Instrument 2018041900011390, in the Probate Office, Instrument 2018041900013180, in the Probate Office, Instrument 20180419000131370, in the Probate Office, Instrument 20180419000131360, in the Probate Office, and Instrument 20180419000131350, in the Probate Office.

06289952.1



20220216000067560 6/7 \$6735.00
Shelby Cnty Judge of Probate, AL
02/16/2022 11:26:44 AM FILED/CERT

24. Covenant and Agreement for Water Service recorded in Real 235, Page 574, in the Probate Office.
25. Easement granted Alabama Power Company by instrument recorded in Instrument #20160721000255090.
26. Easement granted Alabama Power Company by instrument recorded in Instrument #2018031500083220.
27. Easement granted Alabama Power Company by instrument recorded in Instrument #20190425000136730.
28. Conditions and obligations of that certain Permanent Easement Deed from Ebsco Industries, Inc. to Geaux Route Holdings, LLC recorded in Instrument #20190219000053180.
29. Permanent Easement Deed from Geaux Route Holdings, L.L.C. to Shelby County recorded in Instrument #20190819000301240.
30. Easement granted Double Oak Water Reclamation, LLC by Permanent Easement Deed recorded in Instrument #20190219000053200.



20220216000067560 7/7 \$6735.00
Shelby Cnty Judge of Probate, AL
02/16/2022 11:26:44 AM FILED/CERT