

**This instrument was prepared by and to return
Deed after recording:**
Jack Kubiszyn, Esq.
Christian & Small, LLP
505 N. 20th Street, Suite 1800
Birmingham, AL 35203

Send Tax Notice to:
Alabama CVS Pharmacy L.L.C.
One CVS Drive
Woonsocket, RI 02895
Attention: Property Administration Department
Store No. 4866

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantors, Columbiana Zero LLC, a Delaware limited liability company, a 1.00% tenant in common interest, S&L Headley LLC, a Delaware limited liability company, a 12.74% tenant in common interest and Asay Zero Holdings LLC, a Delaware limited liability company, a 86.26% tenant in common interest (collectively the "Grantor"), in hand paid by **COVESTRE CAPITAL PROPCO-29 LLC**, a Delaware limited liability, (the "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND, except for the matters set forth on Exhibit "B" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances created by Grantor, and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be effective as of the 17th day of February, 2022.

Tax Parcel Number: 27-7-26-2-001-046.000

Asay Zero Holdings LLC, Delaware
limited liability company

By: William P. Asay
William P. Asay

Its: President

STATE OF New York
COUNTY OF Saratoga

I, Kimberly A. Mark, a Notary Public in and for said County in said State, hereby certify that William P. Asay, whose name as the President of **Asay Zero Holdings LLC**, Delaware limited liability company, is signed to the foregoing Special Limited Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such authorized member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal, this 31st day of January, 2022.

Kimberly A. Mark
NOTARY PUBLIC

[SEAL]

My Commission Expires: Kimberly A. Mark

KIMBERLY A. MARK
NOTARY PUBLIC, State of New York
Qualified in Saratoga County
Reg. No. 01MA0076379
Commission Expires April 21, 2023

S&L Headley LLC, a Delaware limited liability company

By: Steve Headley
Steve Headley

Its: President

STATE OF WASHINGTON)

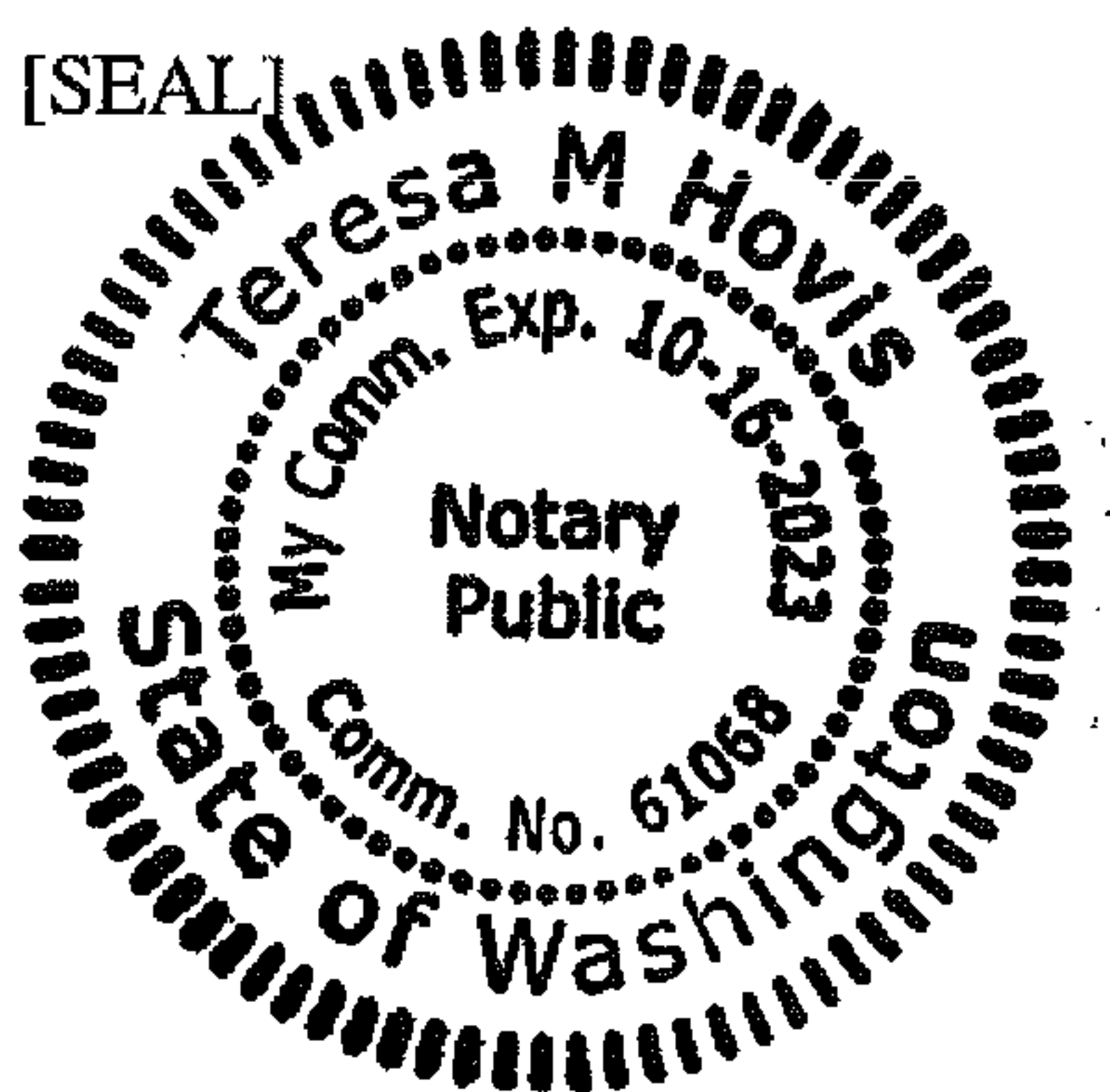
COUNTY OF CLARK)

I, Teresa M Hovis, a Notary Public in and for said County in said State, hereby certify that Steve Headley, whose name as the President of **S&L Headley LLC**, Delaware limited liability company, is signed to the foregoing Special Limited Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such authorized member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal, this 12 day of January, 2022.

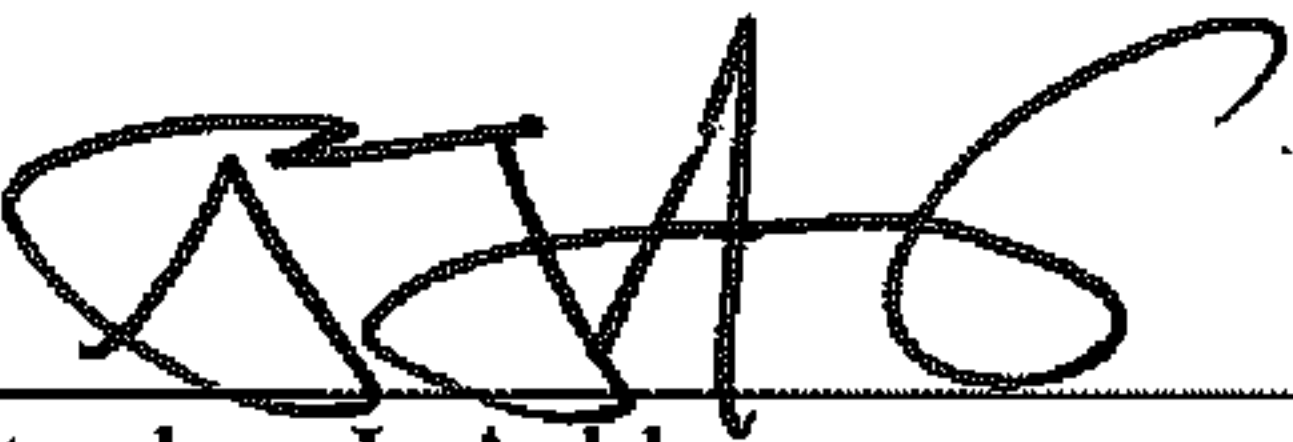
Teresa M Hovis
NOTARY PUBLIC

[SEAL]



My Commission Expires: 10-16-23

Columbiana Zero LLC, a Delaware limited
limited liability company

By: 
Christopher J. Ashby

Its: President

STATE OF Utah

COUNTY OF Salt Lake

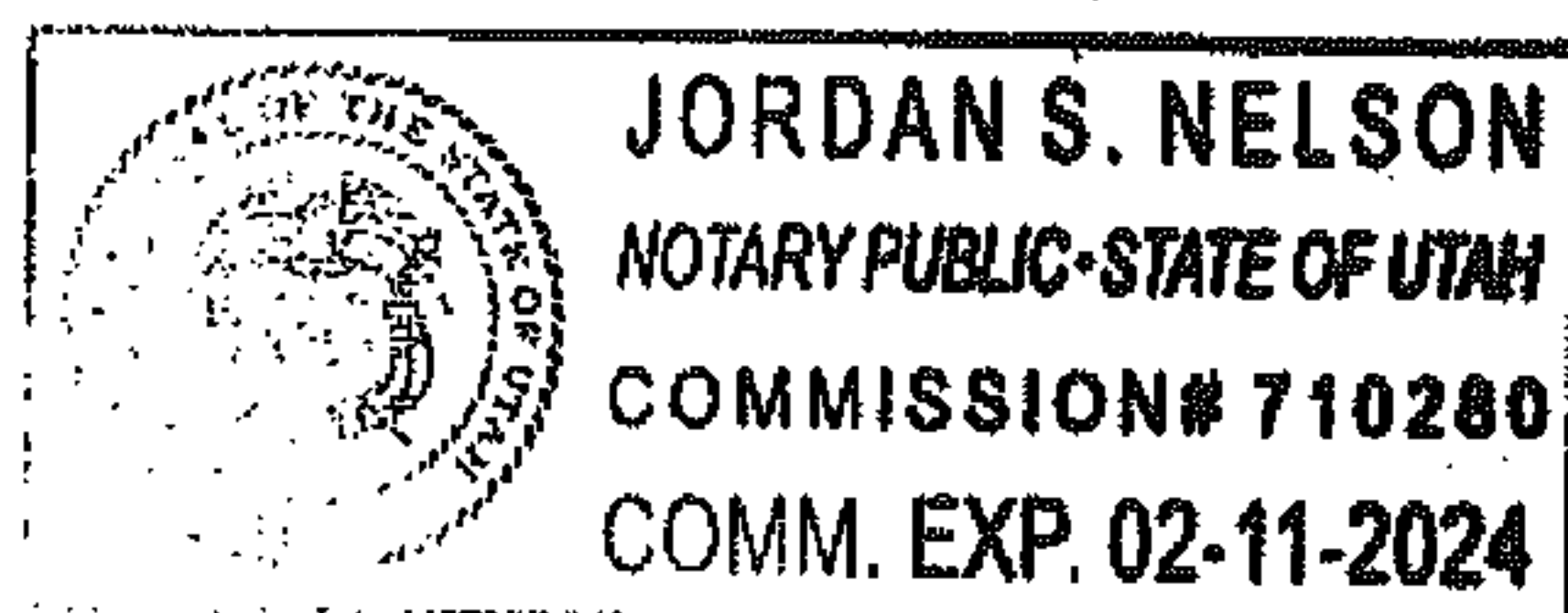
I, Jordan Nelson, a Notary Public in and for said County in said State, hereby
certify that Christopher J. Ashby, whose name as the President of **Columbiana Zero LLC**, Delaware
limited liability company, is signed to the foregoing Special Limited Warranty Deed, and who is known to
me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as
such authorized member and with full authority, executed the same voluntarily for and as the act of said
company.

Given under my hand and seal, this 7th day of February, 2022.


NOTARY PUBLIC

[SEAL]

My Commission Expires: 2/11/2024



20220221000072590 02/21/2022 08:28:08 AM DEEDS 5/7

EXHIBIT A
LEGAL DESCRIPTION

All that certain tract of land shown as "CVS Tract" on the plat entitled "Consolidation Plat for CVS 4866 AL., L.L.C." dated April 19, 2010 and recorded in Map Book 41, Page 128 in the Probate Office of Shelby County, Alabama.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of taxes and assessments due for 2022, and for subsequent years, not yet due and payable.
2. Existing building and zoning restrictions.
3. Municipal assessments.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property;
5. Matters shown on the Plan of record in Plat Book 41, Page 128, in the Office of Judge of Probate for Shelby County, Alabama.
6. Declaration of Restrictive Covenant recorded in Instrument Number 2070410000165050, in the Office of the Judge of Probate for Shelby County, Alabama.

As affected by Partial Release of Restrictive Covenant of record in Instrument Number 20100519000156860, in the Office of Judge of Probate for Shelby County, Alabama.

7. Easement of record in Book 177, Page 492, in the Office of the Judge of Probate for Shelby County, Alabama.
8. Easement of record in Book 242, Page 274, in the Office of the Judge of Probate for Shelby County, Alabama.
9. Permanent Utility Easement to the City of Columbiana of record in Book 20220128000039690, in the Office of the Judge of Probate for Shelby County, Alabama.
10. Easement(s) for Right-of-Way of record in Instrument 20100514000151670, Map Book 41, Page 128, in the Office of the Judge of Probate for Shelby County, Alabama.
11. Memorandum of Lease between SCP 2010-C36-002 LLC as Lessor, and Alabama CVS Pharmacy, LLC as Lessee recorded in Instrument Number 20110208000044810, in the Office of the Judge of Probate for Shelby County, Alabama.

As affected by Assignment and Assumption of Lease recorded in Instrument Number 2016020000385620, in the Office of the Judge of Probate for Shelby County, Alabama.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Asay Zero Holdings LLC, Columbiana Zero LLC, S&L Headley LLC
 Mailing Address c/o Christian & Small LLP, Attn: Jack Kubiszyn
505 N 20th St, Ste 1800
Birmingham, AL 35203

Grantee's Name Covestre Capital PropCo-29 LLC
 Mailing Address c/o DarrowEverett LLP
One Turks Head Place, 12th Floor
Providence, RI 02903

Property Address 227 W. College Street
Columbiana, Alabama
 Filed and Recorded Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
Shelby County, AL
02/21/2022 08:28:08 AM
\$3941.00 JOANN
20220221000072590

Date of Sale February 11, 2022
 Total Purchase Price \$ 3,900,000.00
 or
 Actual Value \$ N/A
 or
 Assessor's Market Value \$ N/A

Ann S. Byrd

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 2/17/22Print Joseph Brandmeyer☐ Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1