

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

SEND TAX NOTICE TO:  
Clayton Properties Group, Inc.  
3112 Blue Lake Dr., Suite 100  
Birmingham, Alabama 35243

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 23<sup>rd</sup> day of March, 2022, by **EBSCO DEVELOPMENT COMPANY, INC.**, an Alabama corporation ("Grantor"), in favor of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the real property (the "Property") situated in Shelby County, Alabama and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

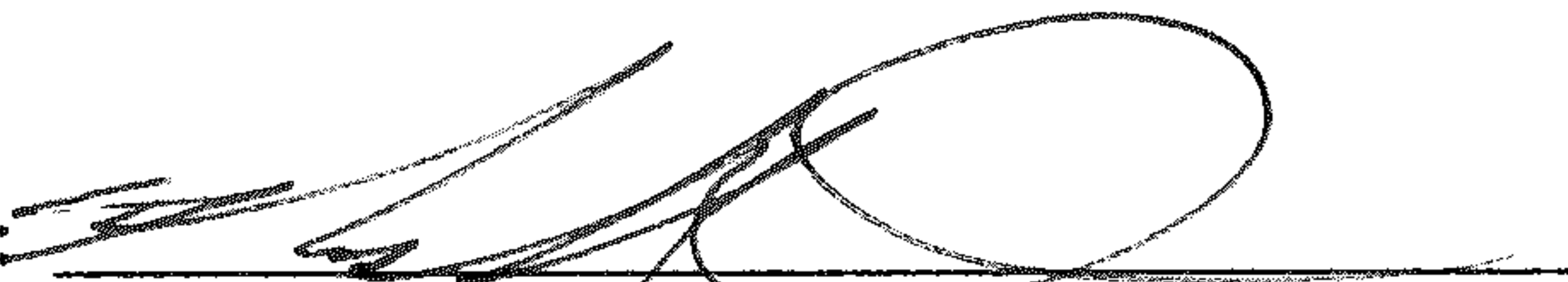
The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. North Shelby County Library District dues and assessments for the current tax year and for all subsequent years thereafter.
3. All easements, restrictions, reservations, rights-of-way and other matters of record.
4. 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.
5. Right-of-way granted to Alabama Power Company recorded in Volume 182, Page 331 and Volume 133, Page 213 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").
6. Development Agreement recorded in Instrument 20210615000292230 in the Probate Office.
7. All matters which a current and accurate survey of the Property would indicate or disclose and all matters set forth on the recorded subdivision plat.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

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

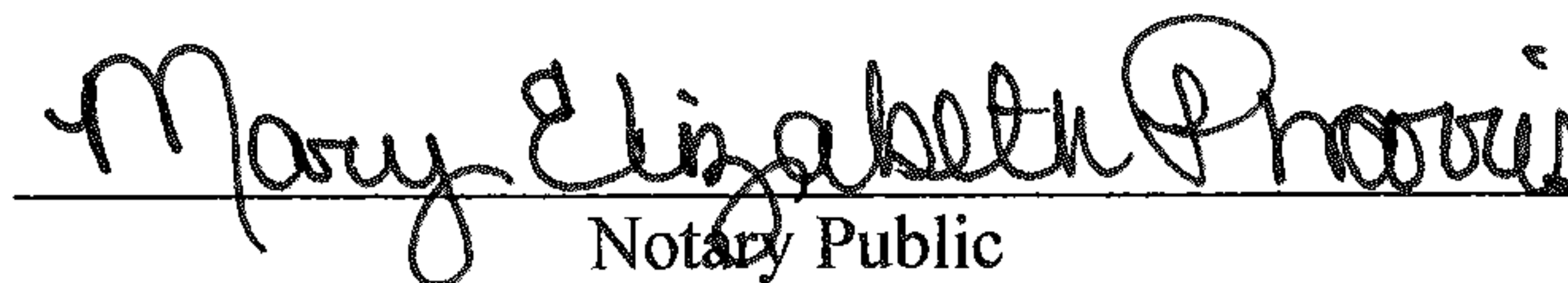
**EBSCO DEVELOPMENT COMPANY, INC.**, an  
Alabama corporation

By:   
Printed Name: Nick Dawson  
Title: Vice President

STATE OF ALABAMA           )  
   :  
COUNTY OF SHELBY        )

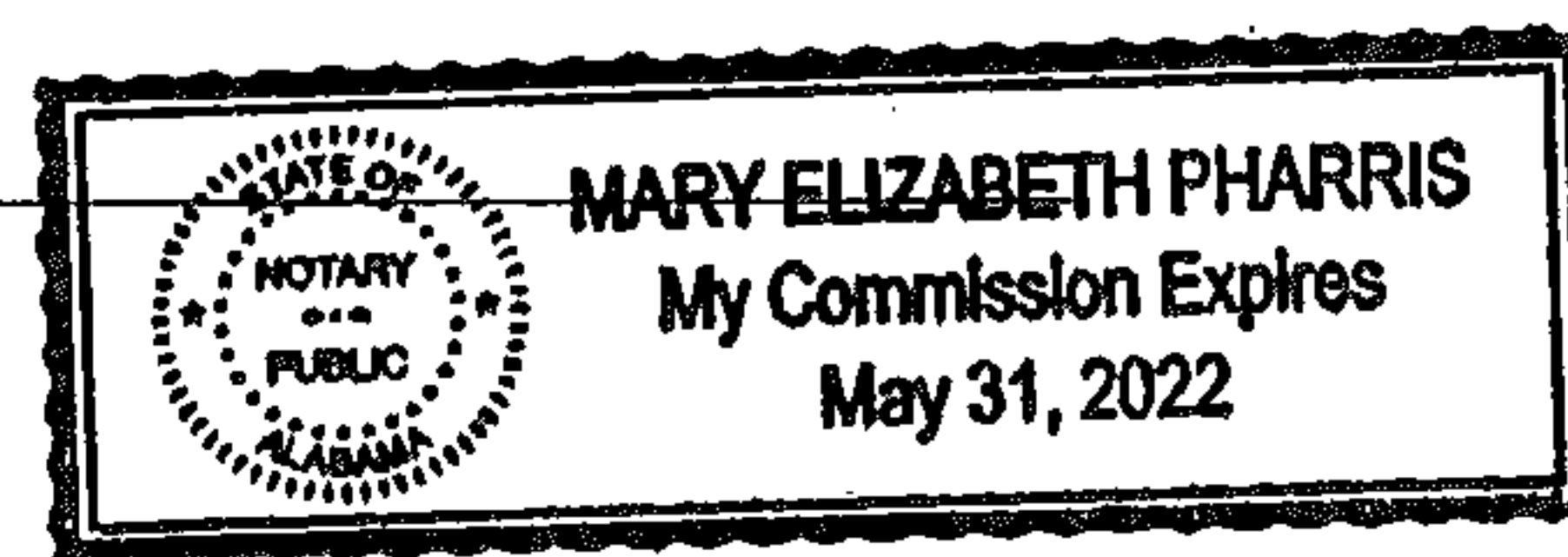
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Nick Dawson, whose name as Vice President of EBSCO DEVELOPMENT COMPANY, INC., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of such corporation.

Given under my hand and official seal, this the 23<sup>rd</sup> day of March, 2022.

  
Notary Public

[NOTARIAL SEAL]

My commission expires:



This instrument prepared by:  
Stephen R. Monk  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue North  
Birmingham, Alabama 35203



**EXHIBIT A**

**Legal Description of Property**

**Parcel 2**

**Hillsong at Mt Laurel – Phase 2 Purchase**

A parcel of land situated in the West 1/2 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 3 Township 19 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the North line of said 1/4-1/4 section for a distance of 346.00 feet to the point of intersection of said North line and the Easterly proposed right-of-way of Olmsted Street; thence leaving said North line, turn a deflection angle to the right of 92°36'52" run in a Southerly direction along said proposed right-of-way for a distance of 493.59 feet to an ALA ENG capped iron, said point being the POINT OF BEGINNING; thence continue along the previously described course and along said proposed right-of-way for a distance of 121.79 feet to an ALA ENG capped iron at the point of intersection of the previously described proposed right-of-way and the Northeasterly proposed right-of-way of Jefferson Drive, said point being the P.C. (Point of Curvature) of a non-tangent curve to the right having a radius of 835.00 feet and a central angle of 19°13'58"; thence turn an interior angle to the right of 100°41'53" (angle measured to tangent) and run in a Southeasterly direction along the arc of said curve and along the Northeasterly proposed right-of-way of Jefferson Drive for a distance of 280.29 feet to an ALA ENG capped iron, said point being the P.T. (Point of Tangency) of said curve; thence run tangent from said curve and along said proposed right-of-way for a distance of 192.72 feet to an ALA ENG capped iron, said point being the P.C. of a curve to the left having a radius of 565.50 feet and a central angle of 9°07'02"; thence run in a Southeasterly direction along the arc of said curve and along said proposed right-of-way for a distance of 89.99 feet to an ALA ENG capped iron, said point being the P.T. of said curve; thence run tangent from said curve and along said proposed right-of-way for a distance of 39.08 feet to an ALA ENG capped iron; thence turn an interior angle to the right of 270°0'0" and run in a Southwesterly direction along said proposed right-of-way for a distance of 70.00 feet to an ALA ENG capped iron; thence leaving said proposed right-of-way, turn in interior angle to the right of 90°0'0" and run in a Southeasterly direction for a distance of 271.39 feet to an ALA ENG capped iron; thence turn an interior angle to the right of 246°27'44" and run in a Southerly direction for a distance of 191.19 feet to an ALA ENG capped iron; thence turn in interior angle to the right of 60°55'32" and run in a Northeasterly direction for a distance of 701.76 feet to an ALA ENG capped iron; thence turn in interior angle to the right of 159°48'18" and run in a Northeasterly direction for a distance of 408.88 feet to an ALA ENG capped iron; thence turn in interior angle to the right of 90°0'0" and run in a Northwesterly direction for a distance of 584.25 feet to an ALA ENG capped iron; thence turn in interior angle to the right of 177°04'32" and run in a Northwesterly direction for a distance of 697.81 feet to an ALA ENG capped iron; thence turn in interior angle to the right of

52°44'01" and run in a Southerly direction for a distance of 249.81 feet to an ALA ENG capped iron; thence turn in interior angle to the right of 193°35'38" and run in a Southwesterly direction for a distance of 305.08 feet to an ALA ENG capped iron; thence turn in interior angle to the right of 207°16'52" and run in a Southwesterly direction for a distance of 273.28 feet to an ALA ENG capped iron; thence turn in interior angle to the right of 235°42'57" and run in a Northwesterly direction for a distance of 380.56 feet to the POINT OF BEGINNING.

Said parcel containing 21.97 acres, more or less.

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

Grantor's Name:

EBSCO DEVELOPMENT COMPANY, INC.

Mailing Address:

1 Mt Laurel Avenue, Suite 200  
Birmingham, AL 35242

Property Address:

Highway 41 (Dunnavant Valley Road)

Grantee's Name:

Clayton Properties Group, Inc.

Mailing Address:

3112 Blue Lake Dr., Suite 100  
Birmingham, AL 35243

Date of Sale:

March 23, 2022

Total Purchase Price

\$1,460,000.00

or

Actual Value

or

Assessor's Market Value

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: March 23, 2022

EBSCO DEVELOPMENT COMPANY, INC.

\_\_\_\_ Unattested

By: \_\_\_\_\_

Name: Nick Dawson  
Its: Vice President

(verified by) \_\_\_\_\_

**Grantor** Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/24/2022 10:40:44 AM  
 \$1494.00 CHERRY  
 20220324000120050

Form RT-1