
(Space Above Line for Use by Recording Office)

*This Instrument Prepared By, And
Upon Recording Return To:*

Jeff Baker
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203
(205) 251-3000

Send Tax Notices to:

INDU ALAAL SHELBY, LLC
c/o Highline Real Estate Partners, LLC
2821 2nd Avenue South, Suite M
Birmingham, Alabama 35233

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS, THAT the undersigned **SHELBY WEST INDUSTRIAL ENTERPRISES, LLC**, a Delaware limited liability company (“Grantor”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **INDU ALAAL SHELBY, LLC**, a Delaware limited liability company (“Grantee”), does hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Grantee the real property located in Shelby County, Alabama and described on Exhibit A attached hereto and incorporated herein by this reference (the “Property”).

Grantor’s conveyance of the Property is subject to those certain matters set forth in Exhibit B attached hereto and incorporated herein (the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property, together with all the rights, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, unto Grantee, its successors and assigns forever.

Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

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

Grantor's Name and Mailing Address: Shelby West Industrial Enterprises, LLC
2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
Attention: Adam B. Eason

Grantee's Name and Mailing Address: INDU ALAAL SHELBY, LLC
c/o Highline Real Estate Partners, LLC
2821 2nd Avenue South, Suite M
Birmingham, AL 35233
Attention: Key Foster

Property Address: 1840 Corporate Woods Drive
Alabaster, AL 35007

Date of Sale: March 25, 2022

Total Purchase Price: \$18,250,000.00

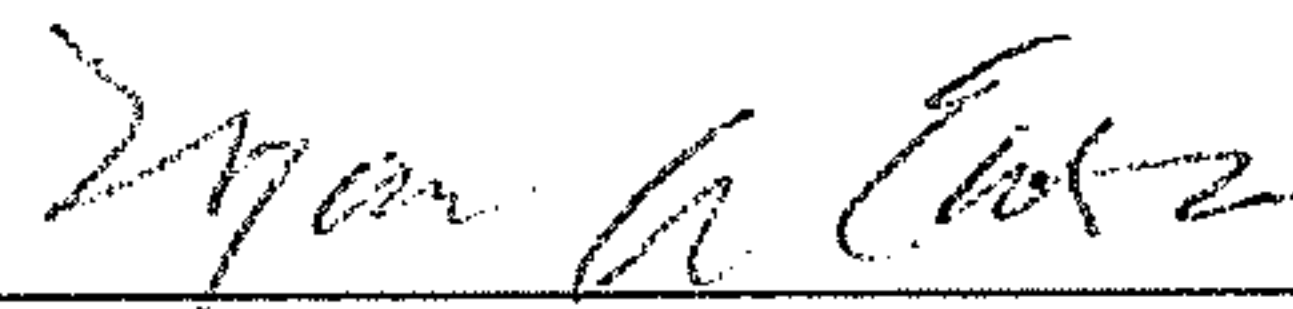
The Total Purchase Price claimed herein can be verified in the following documentary evidence:
Closing Statement.

Grantor attests, to the best of its knowledge and belief, that the information submitted in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

[No further text on this page. Signature page follows.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized representative as of the 25th day of March, 2022.

SHELBY WEST INDUSTRIAL ENTERPRISES,
LLC, a Delaware limited liability company

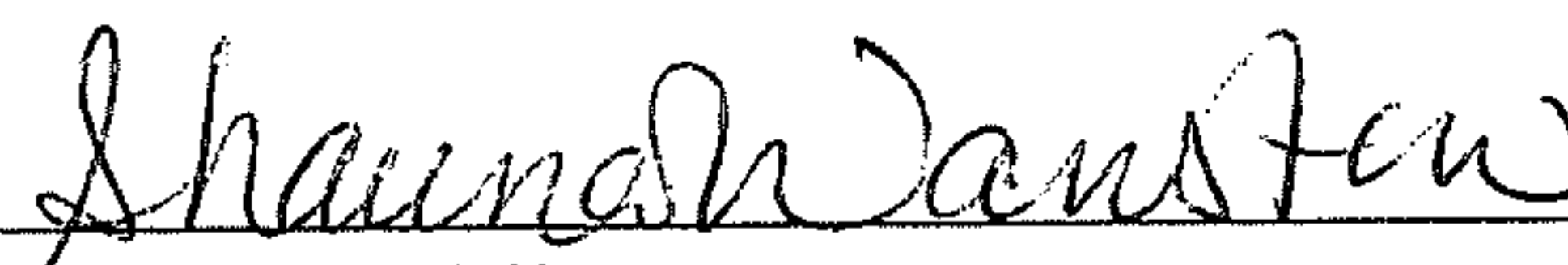
By: 
Marc A. Eason, Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned notary public in and for said county, in said state, hereby certify that Marc A. Eason, whose name as Manager of Shelby West Industrial Enterprises, LLC, a Delaware 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, s/he as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 24th day of March, 2022.

[NOTARIAL SEAL]


Notary Public
My commission expires: April 2, 2022

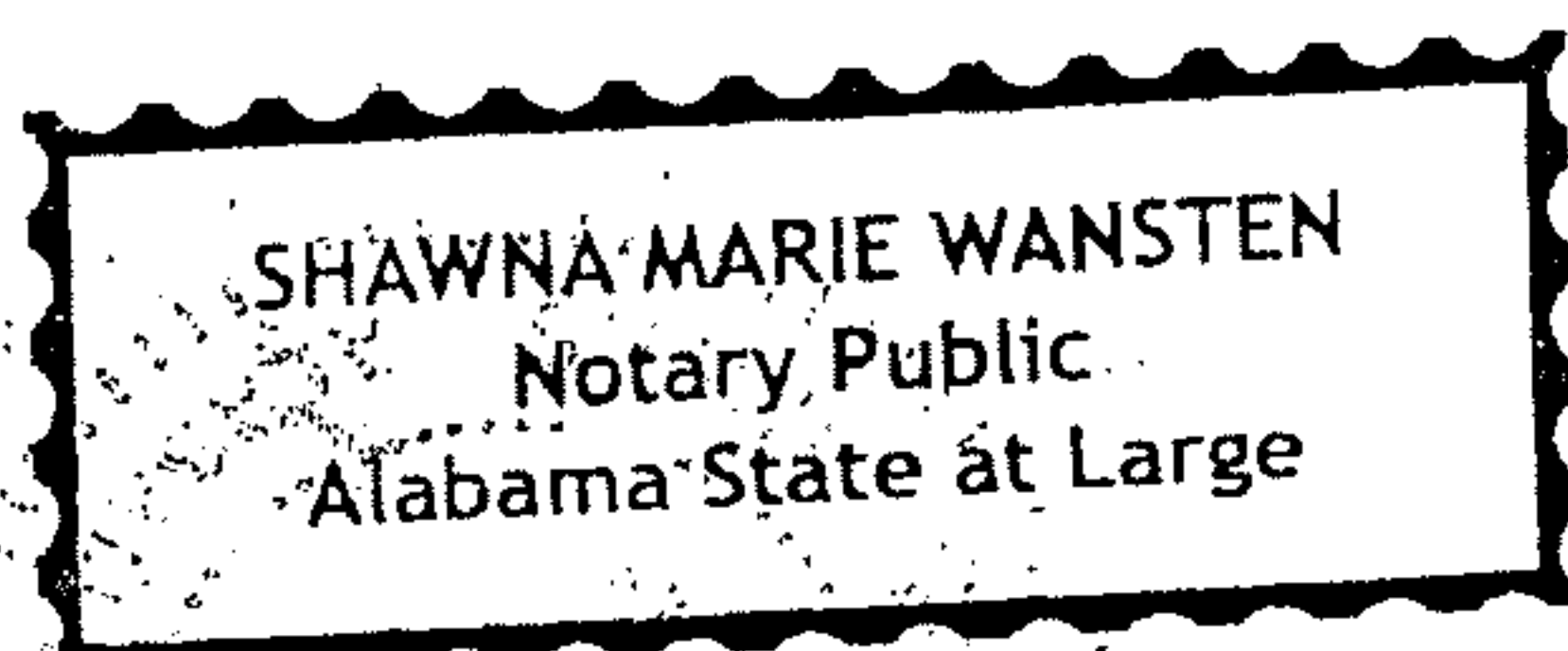
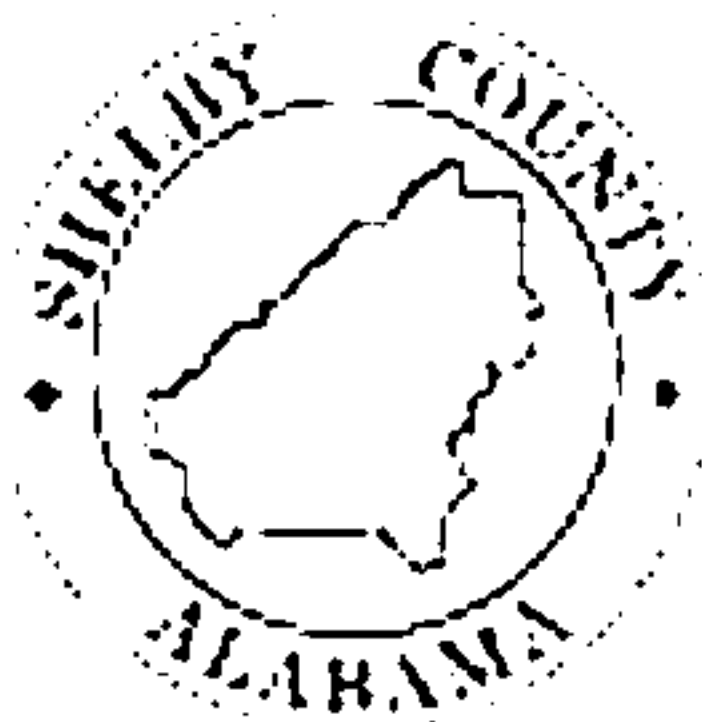


Exhibit A to Statutory Warranty Deed
Legal Description of the Property

Site 28, according to the Survey of Sites 26 & 28, Shelby West Corporate Park, as recorded in Map Book 35, Page 67 in the Probate Office of Shelby County, Alabama.

Exhibit B
The Permitted Exceptions

1. Taxes for the tax year 2022 and subsequent years, not yet due and payable.
2. All matters shown on that certain ALTA/NSPS Land Title Survey of the Property prepared by Blew & Associates, P.A. (Job No. 22-0925), dated February 25, 2022, and last revised March 18, 2022.
3. Minerals and mining rights not owned by Grantor.
4. 15 foot, 25 foot and 50 foot building setback lines as shown on plat recorded in Map Book 35, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050623000312460 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Reservation of limestone, stone, shale, sand, gravel, iron ore, coal, gas, oil and other minerals in, on and upon the Property contained in instrument recorded in Deed Book 254, Page 298, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Easement granted to Alabama Power Company by instrument recorded in Deed Book 48, Page 596, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement granted to Alabama Power Company by instrument recorded in Instrument No. 20060201000052700 in the Office of the Judge of Probate of Shelby County, Alabama.
9. Easement granted to Alabama Power Company by instrument recorded in Instrument No. 20071108000516900 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2022 11:51:43 AM
\$18284.00 CHERRY
20220328000124880

Allen S. Bayl