

PREPARED BY AND WHEN RECORDED RETURN TO:

Bryan Cave Leighton Paisner LLP
211 N Broadway STE 3600
St. Louis, MO 63102
Attn: Thea Hromadka

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable considerations, HIGHLANDS TREATMENT CENTER, LLC, a Missouri limited liability company ("Grantor"), does hereby GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto TRIO FUND I HELENA, AL, LLC, a Delaware limited liability company ("Grantee"), the following described real property situated in Shelby County, Alabama, to HAVE and to HOLD together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor, if any, in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; any right, title and interest of Grantor, if any, in and to the strips, gaps or gores, if any, between the Property and abutting properties; any right, title and interest of Grantor, if any, in and to water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests of Grantor, if any, to receive any condemnation awards from any condemnation proceeding pertaining to the Property and/or in sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

And said Grantor, for itself and for its heirs, representatives, successors, executors, administrators and assigns does hereby covenant with said Grantee, his heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the Property; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all parties claiming by, through, or under the Grantor, but no further or otherwise, SUBJECT, however, to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof. Said Property is commercial property and has not been used as a marital residence by the Grantor. The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

GRANTOR:

Highlands Treatment Center, LLC,
a Missouri limited liability company

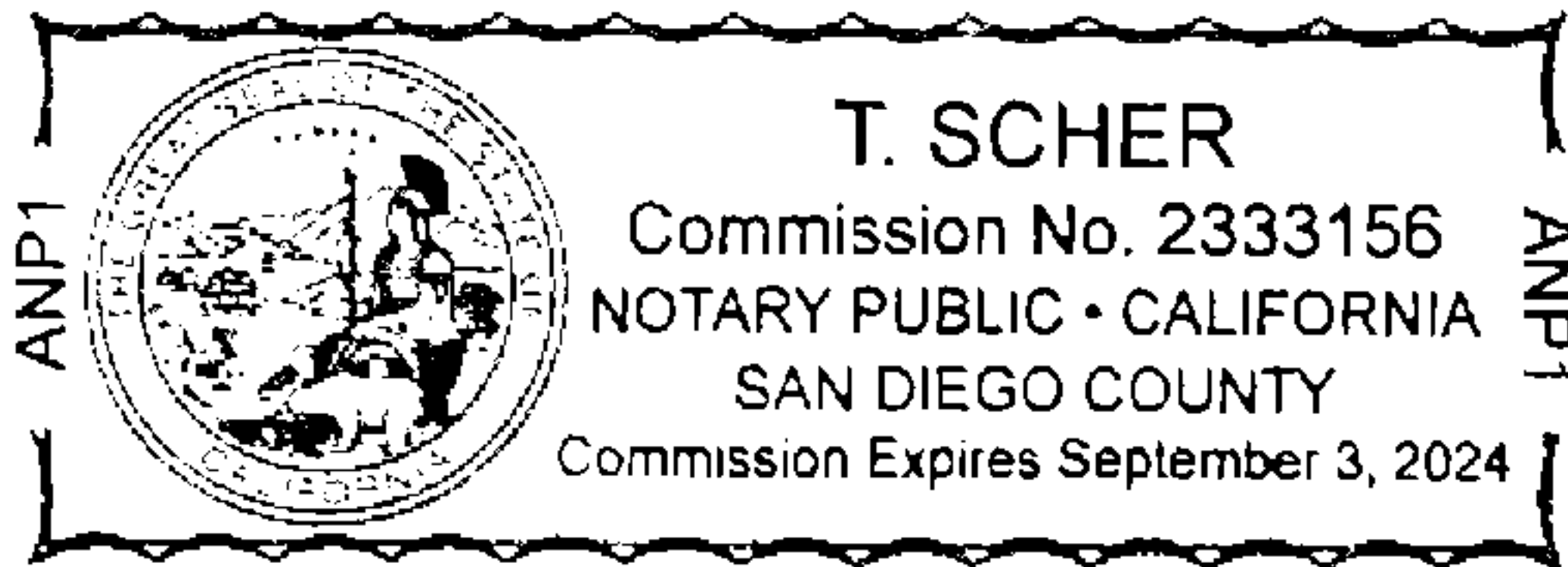
By: *Blaine Faulkner*

Title: Blaine Faulkner, Chief Financial Officer

STATE OF California)
COUNTY OF San Diego) ss:

This instrument was acknowledged and executed before me this 28 day of March,
2022, by Blaine Faulkner.

[Signature]
Notary Public



My Commission Expires: 9/3/24

Exhibit "A" to Special Warranty Deed

Legal Description

PARCEL I:

Lot 1, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, page 6, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH rights in those certain easements recorded in Real 58, page 326, Real 279, page 295, Instrument 20051013000, Instrument 20060110000016530, Instrument 20070110000014980 and as shown in Map Book 35, page 138, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the Northwest corner of said Section 30, thence run East along the North line of said quarter-quarter section for a distance of 100.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 390.00 feet to a point; thence run East and parallel to the North line of said quarter-quarter section for a distance of 150.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 410.00 feet to a point; thence run West and parallel to the North line of said quarter-quarter section for a distance of 250.00 feet to a point on the West line of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for a distance of 800.00 feet to the point of beginning.

1 Environs Park, Helena, Alabama 35080

APN/Parcel ID(s): 12-7-25-0-000-001 (Parcel I); and 13-9-30-0-000-001.002 (Parcel II)

Exhibit "B" to Special Warranty Deed

Exceptions

1. Present and future zoning, subdivision, building, land use, and environmental laws, ordinances, restrictions, resolutions, orders and regulations and all present and future ordinances, laws, regulations and orders of all federal, state, county, municipal or other governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction of the Property and the use and improvement thereof.
2. Any state of facts or exception which an accurate survey or an inspection of the Property would show.
3. Special assessments now or hereafter becoming a lien.
4. General property taxes for the current tax fiscal year and subsequent tax fiscal years.
5. Such state of facts as shown on record subdivision plat recorded in Map Book 14, Page 6, Shelby County Records.
6. Mineral and mining rights and rights incident thereto by Oil and Gas Lease dated August 1, 1981, as evidenced by Deed Book 339, Page 146, as referred to in deed recorded in Volume 348, Page 114, in the Probate Office of Shelby County, Alabama.
7. Agreements, Conditions and Rights of Others in and to the use of that certain Non-Exclusive Easement recorded in Real 58, Page 326, in the Probate Office of Shelby County, Alabama.
8. Grant and Declaration of Easement for Ingress, Egress and Utilities recorded in Real 279, Page 295; Instrument 20051013000534040; Instrument 20060110000016530; and Map Book 35, Page 138, in the Probate Office of Shelby County, Alabama.
9. Roadway Maintenance Agreement recorded in Real 397, Page 655, in the Probate Office of Shelby County, Alabama.
10. Declaration of Covenants and Restrictions recorded in Real 279, Page 308 and Amendment to Declaration of Covenants and Restrictions and Amendment to the Grant and Declaration of Easement for Ingress, Egress and Utilities recorded in Instrument 20070110000014980, 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
 04/01/2022 12:19:04 PM
 \$3484.00 CHARITY
 20220401000133500



Blaine S. Faulkner
Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Highlands Treatment Center, LLC
 Mailing Address 2555 Townsgate Road, Suite 312,
Westlake Village, California 91361

Grantee's Name Trio Fund I Helena, AL, LLC
 Mailing Address 107 John Street, Floor 3, Southport, CT
06890

Property Address 1 Environs Parkway, Helena, AL
35080

Date of Sale March 31, 2022
 Total Purchase Price \$ 3,450,000.00

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 03/31/2022

Print Blaine Faulkner, as Chief Financial Officer of Grantor

☐ Unattested

[Signature]
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one
BT

Form RT-1