

STATE OF ALABAMA)

Send tax notices to:

SHELBY COUNTY)

1800, LLC
1800 Corporate Drive
Birmingham, AL 35242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Million Five Hundred Thousand and No/100 Dollars (\$2,500,000.00) and other good and valuable consideration in hand paid to **DIVERSIFIED GAS AND OIL CORPORATION**, a Delaware corporation ("Grantor"), by **1800, LLC**, an Alabama limited liability ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

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

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

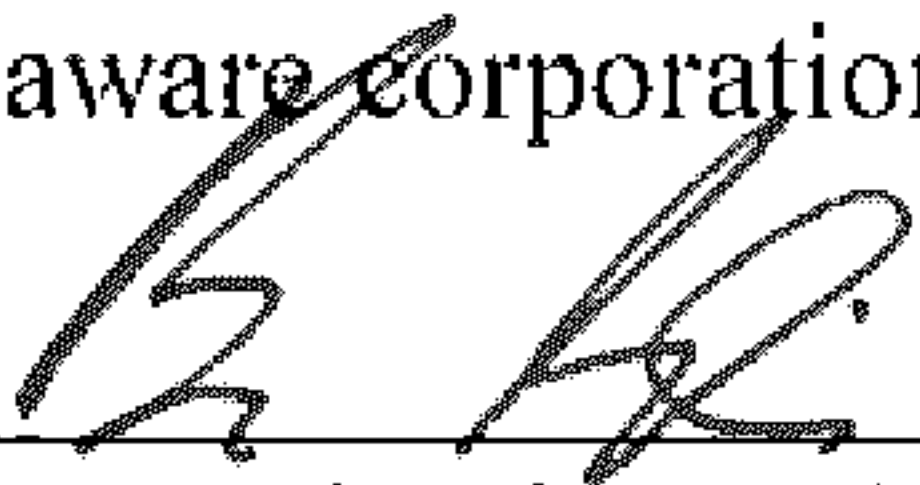
Grantee's Name and Mailing Address:		Grantor's Name and Mailing Address:	
1800, LLC		Diversified Gas and Oil Corporation	
1800 Corporate Drive		1600 Corporate Drive	
Birmingham, AL 35242		Birmingham, AL 35242	
Attn: David A. Lester		Attn: Accounting	
Property Address:		1800 Corporate Drive, Birmingham, AL 35242	
Date of Sale:		May 11, 2022	
Total Purchase Price:		\$2,500,000.00	
The Purchase Price can be verified in:		☒ Closing Statement	

-Signature on following pages-

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed, to be effective as of May 11, 2022.

GRANTOR:

DIVERSIFIED GAS AND OIL CORPORATION,
a Delaware corporation

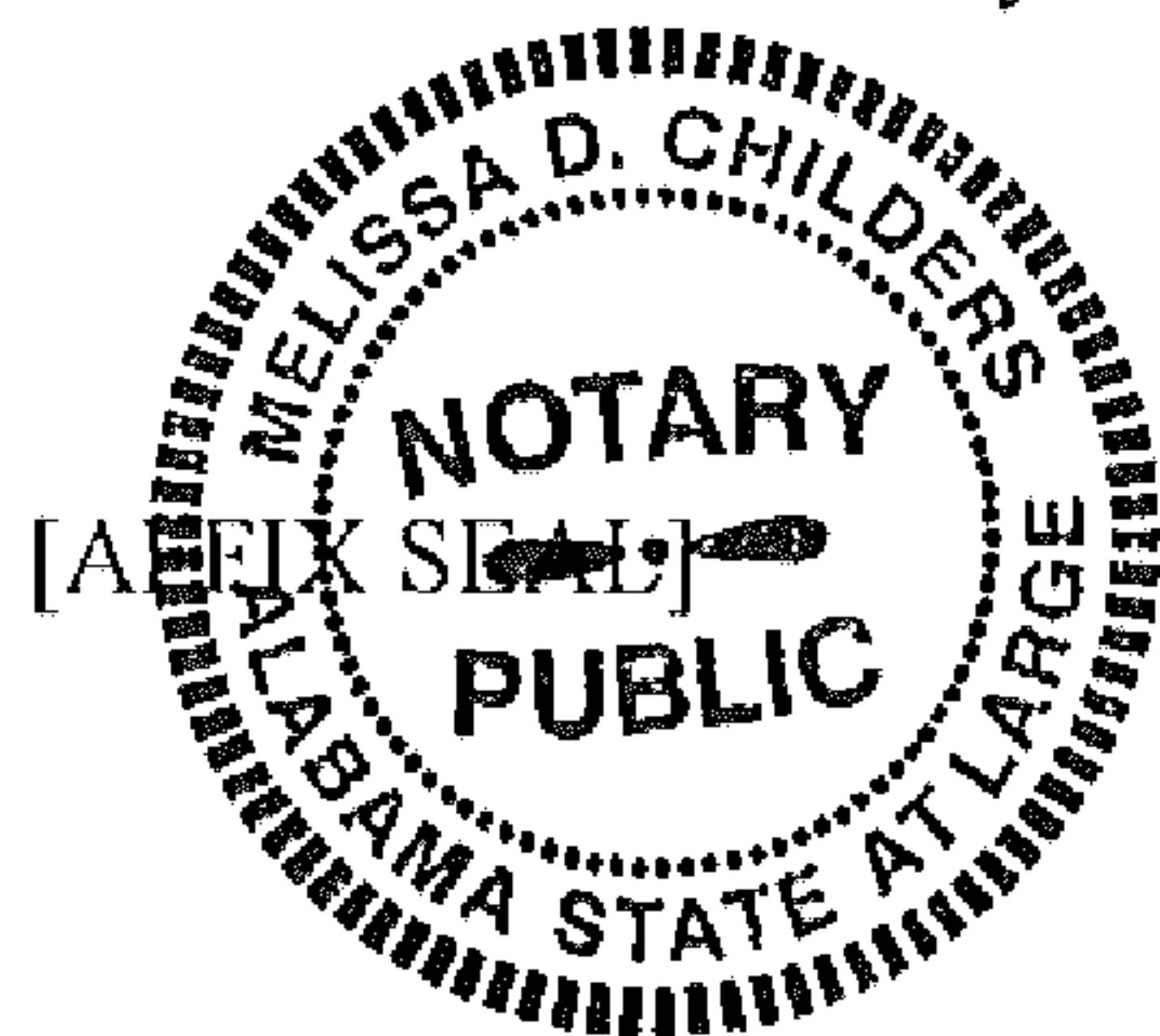
By: 
Name: Benjamin M. Sullivan
Title: Executive Vice President & General Counsel

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Benjamin M. Sullivan, whose name as Executive Vice President & General Counsel of DIVERSIFIED GAS AND OIL CORPORATION, a Delaware 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 said corporation on the day the same bears date.

Given under my hand and official seal, this 11th day of May, 2022.




Notary Public

My Commission Expires: 7/30/22

This Instrument Prepared By:

M. Beth O'Neill
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203-2618

EXHIBIT A

Description of the Property

Lot 9-A, according to the Survey of Resurvey of Lot 9, Meadow Brook Corporate Park South, Phase 11, as recorded in Map Book 16, Page 127, in the Probate Office of Shelby County, Alabama.

Also, a non-exclusive ingress and egress easement for roadway described as follows:

Being a part of Lot 9, Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12 Page 10, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows: Begin at the Southeastern most corner of Lot 10, Meadow Brook Corporate Park South, Phase 11, said point being on the Northeast right of way line of Corporate Park Drive and run in a Northeasterly direction along the Southeast line of Lot 10 a distance of 82.46 feet to a point; thence 90 degrees 00 minutes to the right is a Southeasterly direction a distance of 42.00 feet to a point, said point being on the Northwest line of Lot 1, Meadow Brook Post Office Site (recorded in Map Book 11 Page 73); thence 90 degrees 00 minutes to the right in a Southwesterly direction and along the Northwest line of said Lot I a distance of 80.00 feet to a point on a curve to the left having a radius of 351.67 feet and a central angle of 6 degrees 51 minutes 34 seconds, said point being the Southwestern most point of Lot 1 and also being the Northeast right of way line of Corporate Drive; thence 89 degrees 58 minutes 55 seconds to the right (angle measured to tangent) along said curve and along said right of way in a Northwesterly direction a distance of 42.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Exhibit B

Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. Easement, Building Line(s), Notes and Restrictions as shown on recorded map, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporation Park as set out in Real 64, Page 91, along with 1st Amendment recorded in Real 95, Page 826; 2nd Amendment recorded in Real 141, Page 784; 3rd Amendment recorded in Real 177, Page 244; 4th Amendment recorded in Real 243, Page 453; 5th Amendment recorded in Real 245, Page 89; 6th Amendment recorded as Instrument # 1992-23529; 7th Amendment recorded as Instrument # 1995-03028; 8th Amendment recorded as Instrument # 1995-04188; 9th Amendment recorded as Instrument # 1996-5491; 10th Amendment recorded as Instrument # 1996-32318; 11th Amendment recorded as Instrument # 1997-30077; 12th Amendment recorded as Instrument # 1997-37856; 13th Amendment recorded as Instrument # 1998-5588; 14th Amendment recorded as Instrument # 1998-41655; 15th Amendment recorded as Instrument # 1998-46243; 16th Amendment recorded as Instrument # 1999-2935; 17th Amendment recorded as Instrument # 20021217000631360; and 18th Amendment recorded in Instrument # 20100927000316200; and Assignment of Developer Rights recorded as Instrument # 2001-35829, all in the Office of the Judge of Probate of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument # 1996-42672, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Agreement with Alabama Power Company in regard to underground cables as set out in Real Book 75, Page 634, as affected by Real Book 258, Page 807, and Real 167, Page 361, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Terms, conditions and restrictions contained in the Easement Agreement recorded in Instrument # 1992-27437 and corrected in Instrument # 1992-27964, 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
05/12/2022 08:04:57 AM
\$2534.00 PAYGE
20220512000193930

Allen S. Beal