

This Instrument Prepared By:
Jack J. Kubiszyn
Christian & Small LLP
505 20th Street N, Suite 1800
Birmingham, AL 35203

Upon Recording
Send Tax Notice To:
David L. Lucchesi
2846 Comistas Drive
Walnut Creek, CA 94598

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Birmingham Crossing Property LLC, a Delaware limited liability company (the "**Grantor**"), does hereby GRANT, BARGAIN, SELL and CONVEY unto David L. Lucchesi and Sandra L. Lucchesi, as Trustees, or any successor Trustee, of the Amendment and Restatement of the Lucchesi Family Trust dated November 8, 2007 (the "**Grantee**"), its successors and assigns, in fee simple, the following described real estate, situated in Shelby County, Alabama (collectively, the "**Property**"):

Property: See Exhibit A attached and incorporated herein.

Grantor's Address: Birmingham Crossing Property LLC
Attention: John Garibaldi
3 Embarcadero Center, Suite 1440

Grantee's Address: Attention: David L. Lucchesi
2846 Comistas Drive
Walnut Creek, CA 94598

Property Address: 1700 Corporate Dr.
Birmingham, AL 35242

TOGETHER WITH: all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO: encumbrances, easements, restrictions, reservations and covenants of record as of the date hereof.

TO HAVE AND TO HOLD the aforegranted premises unto the Grantee, its successors and assigns **FOREVER.**

Grantor is signing and sealing this instrument as of the 11 day of MAY, 2022.

BIRMINGHAM CROSSING PROPERTY, LLC, a

Delaware limited liability company

By: BCL BCM Birmingham Crossing JV LLC

Its: Manager

By:

Its:

[Signature]
Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

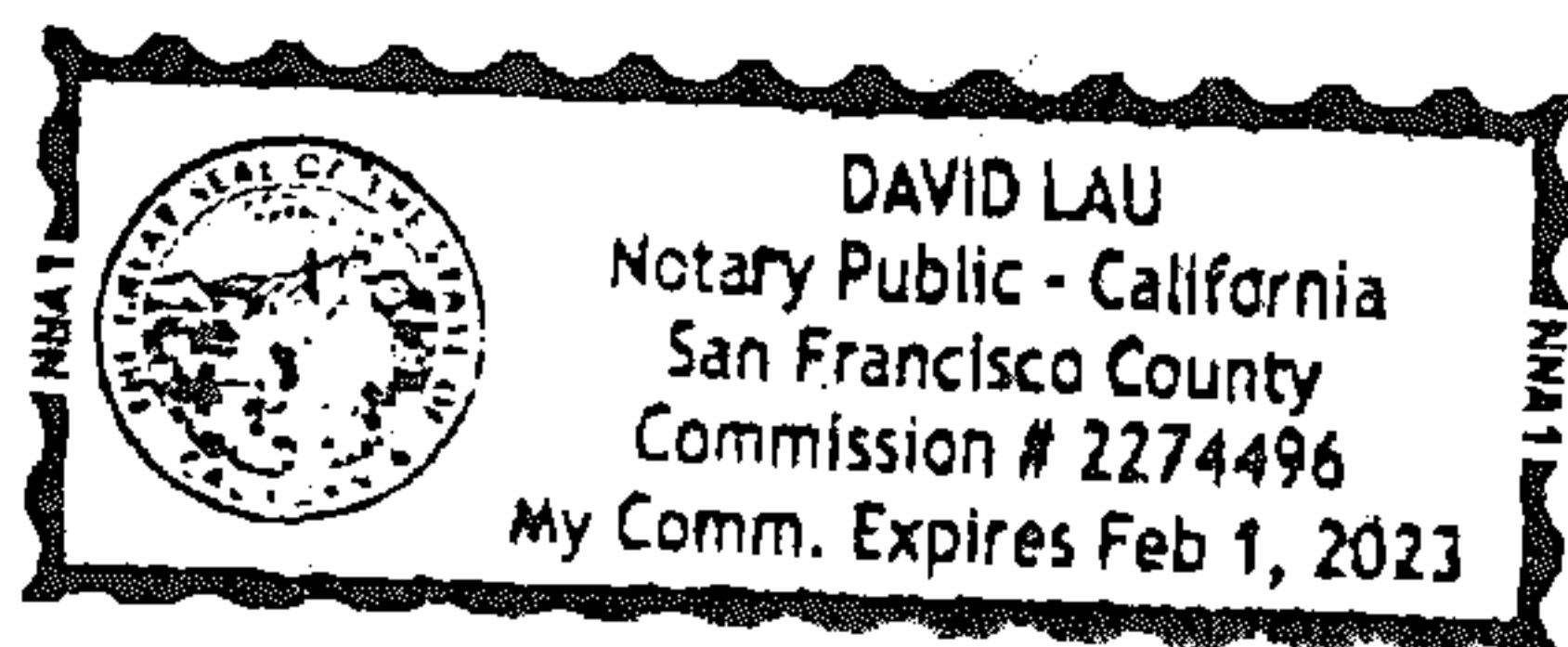
STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On 5/9/2022 before me, David Lau, Notary Public, personally appeared J.R. Garibandi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC

My Commission Expires:

2/1/23

20220512000195930 05/12/2022 03:16:07 PM DEEDS 3/5

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

LOT 10, ACCORDING TO THE SURVEY OF MEADOW BROOK CORPORATE PARK SOUTH PHASE II, AS RECORDED IN MAP BOOK 12. PAGES 10 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

For information purposes:

Commonly known as: 1700 Corporate Dr., Birmingham, AL 35242

County of Shelby

Parcel I.D. No.: 09-3-06-0-001-001.105

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

Grantor's Name	Birmingham Crossing Property LLC	Grantee's Name	David L. Lucchesi and Sandra Lucchesi, as Trustees, and any successor Trustee, of the Amendment and Restatement of the Lucchesi Family Trust dated November 8, 2007
Mailing Address	Attention: John Garibaldi 2 Embarcadero Center, Suite 1440	Mailing Address	Attention: David L. Lucchesi 2846 Comistas Drive Walnut Creek, CA 94598
Property Address	1700 Corporate Dr. Birmingham, AL 35242	Date of Sale	May 11, 2022
		Total Purchase Price	\$3,750,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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).

[Signature on separate page]

Form RT-1

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 May 11, 2022
X Unattested

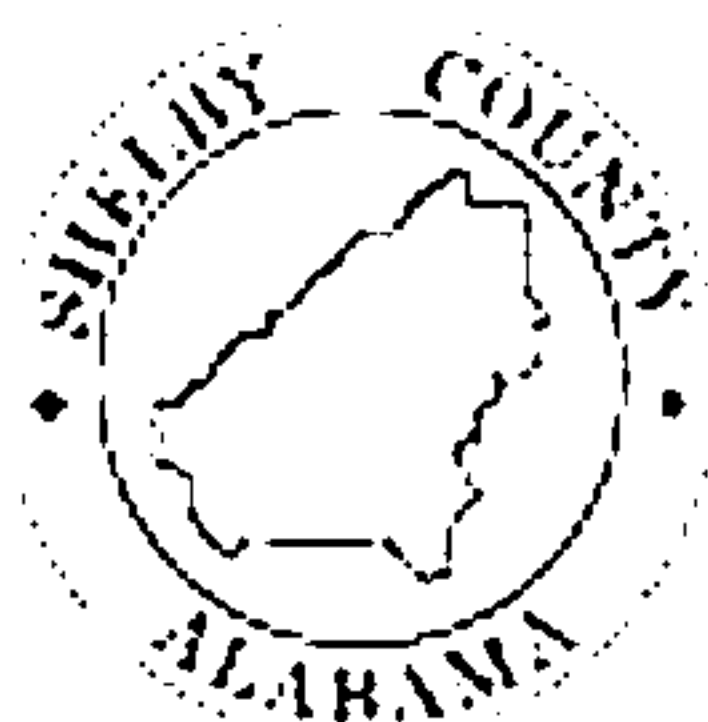

(verified by)

Sign:


Grantor/Grantee/Owner/Agent (circle one)

Print: Jack J. Kubiszyn

As Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2022 03:16:07 PM
\$3785.00 JOANN
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