

This instrument was prepared by:
William C. Byrd, II
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203
Telephone: (205) 521-8000

Send Tax Notice To:
c/o Prudent Growth Partners, LLC
141 Providence Road, Suite 200
Chapel Hill, North Carolina 27514

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned **MEADOW LAKE BP, LLC**, an Alabam limited liability company (the "Grantor"), in hand paid by **PGP MEADOW LAKE 1, LLC**, a North Carolina limited liability company, as to an undivided 18.163% ownership interest, **PGP MEADOW LAKE 2, LLC**, a North Carolina limited liability company, as to an undivided 47.256% ownership interest and **PGP MEADOW LAKE 3, LLC**, a North Carolina limited liability company, as to an undivided 34.581% ownership interest (collectively, the "Grantee"), the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release, quit claim and convey to the Grantee all of the Grantor's rights, title, interest, and claim, if any, in or to that certain real property situated in Shelby County, Alabama, the following described property (the "Property"), more particularly described on **Exhibit A** attached hereto and made part hereof.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

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7 IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this day of ~~May~~, 2022.

June

GRANTOR:

MEADOW LAKE BP, LLC,
an Alabama limited liability company

By: Engel Realty Company, Inc.,
an Alabama corporation
Its: Manager

By: 
Name: Stephen L. Butler
Title: Vice President

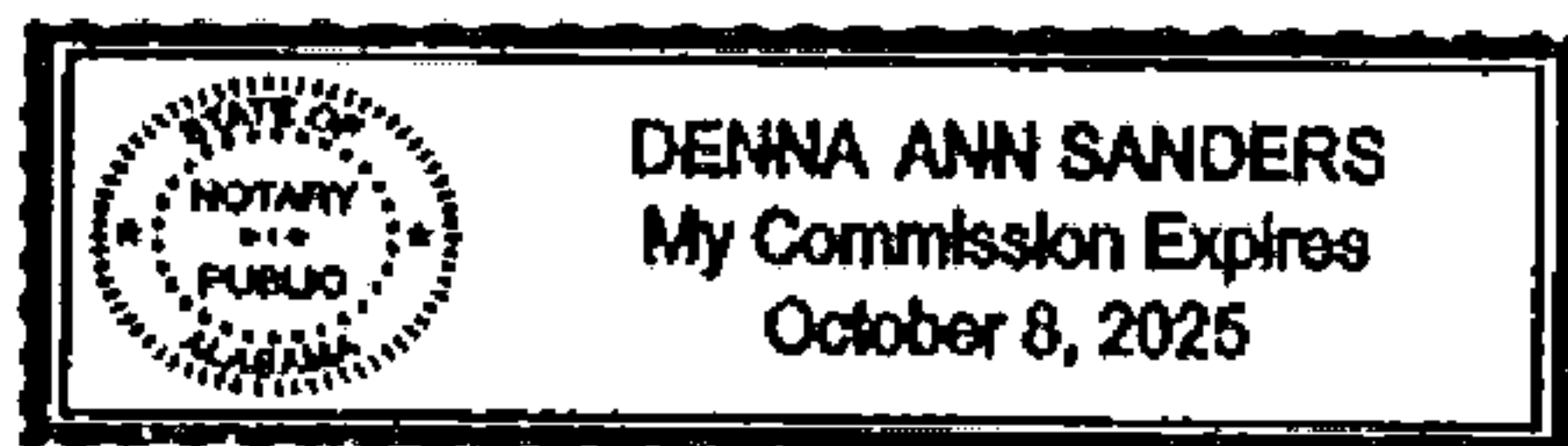
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stephen L. Butler, whose name as Vice President of Engel Realty Company, Inc., an Alabama corporation, the Manager of Meadow Lake BP, LLC, an Alabama 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, he, as such Vice President and with full authority, executed the same voluntarily for and as the act of said corporation as the Manager of said limited liability company.

Given under my hand this 31st day of May, 2022.

[SEAL]



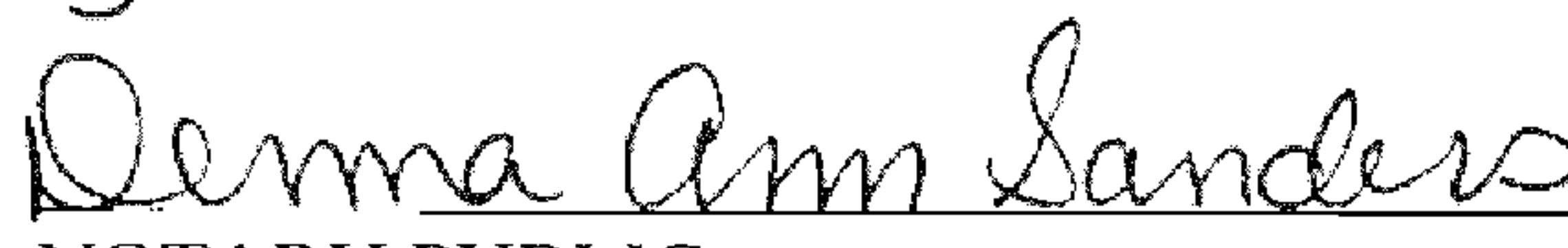

NOTARY PUBLIC
My Commission Expires: 10-8-2025

EXHIBIT A

LEGAL DESCRIPTION

Beginning from a point on the easterly right of way line of Meadow Lake Drive and thence departing said right of way line, S 00° 20' 53" E for a distance of 128.97 feet to a point;

Thence, N 82° 59' 49" E for a distance of 106.79 feet to a point;

Thence, S 00° 48' 51" E for a distance of 778.26 feet to a point;

Thence, S 88° 41' 25" W for a distance of 120.54 feet to a point;

Thence, S 62° 35' 01" W for a distance of 49.31 feet to the beginning of a curve, also being a point on the northeasterly right of way line of Corporate Drive;

Said curve following the northeasterly right of way line of Corporate Drive and turning to the left through 19° 14' 51", having a radius of 435.82 feet, and whose long chord bears N 34° 44' 46" W for a distance of 145.72 feet to the beginning of a curve, also being a point on said easterly right of way line of Meadow Lake Drive;

Thence following said right of way line for the following eight calls:

1.) Along a curve to the right through an angle of 84° 12' 42", having a radius of 25.00 feet, and whose long chord bears N 02° 15' 51" W for a distance of 33.53 feet to a point on said right of way line of Meadow Lake;

2.) N 39° 50' 30" E for a distance of 44.89 feet to the beginning of a curve;

3.) Along said curve turning to the left through an angle of 38° 15' 43", having a radius of 376.64 feet, and whose long chord bears N 19° 47' 30" E for a distance of 246.87 feet to a point;

4.) N 00° 42' 07" E for a distance of 274.29 feet to a point;

5.) N 03° 18' 09" E for a distance of 52.56 feet to a point;

6.) N 00° 28' 31" W for a distance of 28.49 feet to the beginning of a curve;

7.) Along said curve turning to the right through an angle of 11° 47' 02", having a radius of 446.06 feet, and whose long chord bears N 05° 25' 00" E for a distance of 91.58 feet to a point;

8.) N 03° 57' 23" E for a distance of 53.32 feet to the point of beginning.

Containing 122,001 square feet -OR- 2.801 acres, more or less.

Together with rights in and to that certain easement agreement recorded in instrument number 1999-03666 as to that portion of subject property formally known as Lot 6-G, Meadow Brook Corporate Park Survey, Phase II, Resurvey No. 6 recorded in Map Book 25, page 13, Shelby County Alabama

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

Grantor's Name:	Meadow Lake BP, LLC	Grantees' Names:	PGP Meadow Lake 1, LLC PGP Meadow Lake 2, LLC PGP Meadow Lake 3, LLC
Mailing Address:	951 18 th Street, Suite 200 Birmingham, Alabama 35205	Mailing Address:	141 Providence Road, Suite 200 Chapel Hill, North Carolina 27514
Property Address:	3000-4000 Meadow Lake Drive Hoover, Alabama 35242	Date of Sale:	June 1, 2022
			Total Purchase Price: \$4,500,000.00

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: This Quitclaim is being recorded to convey the survey legal description.

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).

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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).

Dated: June 1, 2022

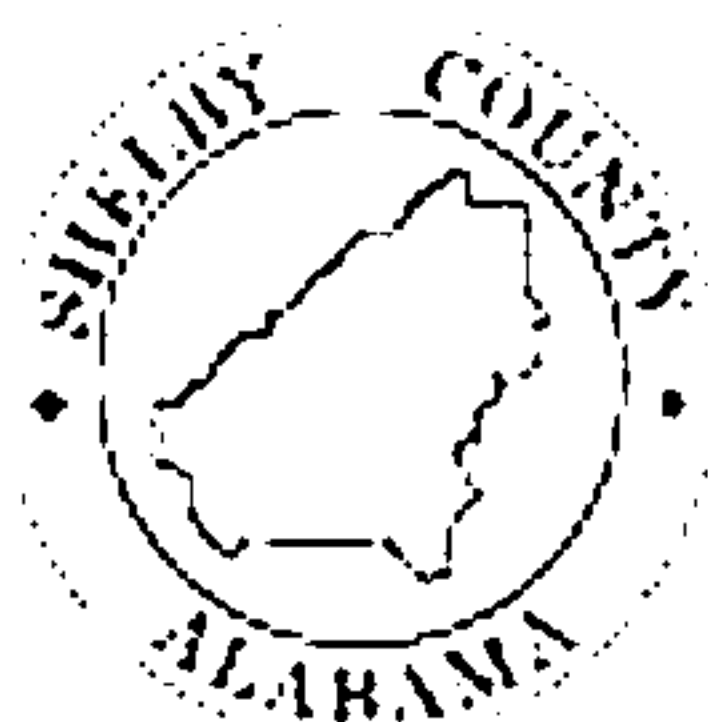
X Unattested

GRANTOR:

MEADOW LAKE BP, LLC,
an Alabama limited liability company

By: Engel Realty Company, Inc.
an Alabama corporation
Its: Manager

By: 
Name: Stephen L. Butler
Title: Vice President



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2022 03:02:13 PM
\$36.00 JOANN
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