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08/08/2022 03:47:20 PM
DEEDS 1/6

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STATE OF ALABAMA
SHELBY COUNTY

After Recording Return To
Servion Commercial Title
500 Main Street; Suite 210
New Brighton, Minnesota 55112

Mail tax statements to:
CIG SSD LLC, CIG SSD EM LLC, CIG SSD JWG LLC,
CIG SSD RGM LLC, and CIG SSD FB LLC
c/o Cohen Investment Group
150 Boush Street, Suite 300, Norfolk, VA 23510

Order #: 060168 & 060169

NOTE TO PROBATE OFFICE: Concurrent herewith a Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") is being recorded on the real property conveyed by this Warranty Deed. The amount secured by the Mortgage exceeds the value of the real property conveyed by this Deed and therefore no Deed Tax is due in connection herewith.

WARRANTY DEED

Know all men by these presents: That for and in consideration of Two Million Two Hundred Nineteen Thousand Eight Hundred Thirty and 08/100 DOLLARS (\$2,219,830.08) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that BCSS Ventures, LLC, an Alabama limited liability company, whose post office address is 671 Oak Haven Trail, Columbiana, AL 35051, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto CIG SSD LLC, a Delaware limited liability company, a 54.1666% interest; CIG SSD EM LLC, a Delaware limited liability company, a 27.7778% interest; CIG SSD JWG LLC, a Delaware limited liability company, a 13.8889% interest; CIG SSD RGM LLC, a Delaware limited liability company, a 2.7778% interest; and CIG SSD FB LLC, a Delaware limited liability company, a 1.3889% interest, whose post office address is c/o Cohen Investment Group, 150 Boush Street, Suite 300, Norfolk, VA 23510, (herein referred to as Grantees), the following lot or parcel of land, together with all improvements, fixtures, rights, privileges and easements appurtenant thereto, or relating to said real property, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

20220808000309960 08/08/2022 03:47:20 PM DEEDS 2/6

Parcel Number: 05-08-33-02-003-001.009

Parcel Number: 17 2 04 0 000 001.001

Property Address: 5300 Cahaba Valley Road, Birmingham, AL 35242

Property Address: 38188 AL-25, Harpersville, AL 35078

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEES, Grantees' successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantees, their successors and assigns, forever.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 29th day of MARCH, 2022.

Witnesses:

M. L.
Witness

Richard W. Theibert
Print Name

Will Nelson
Witness

Will Nelson
Print Name

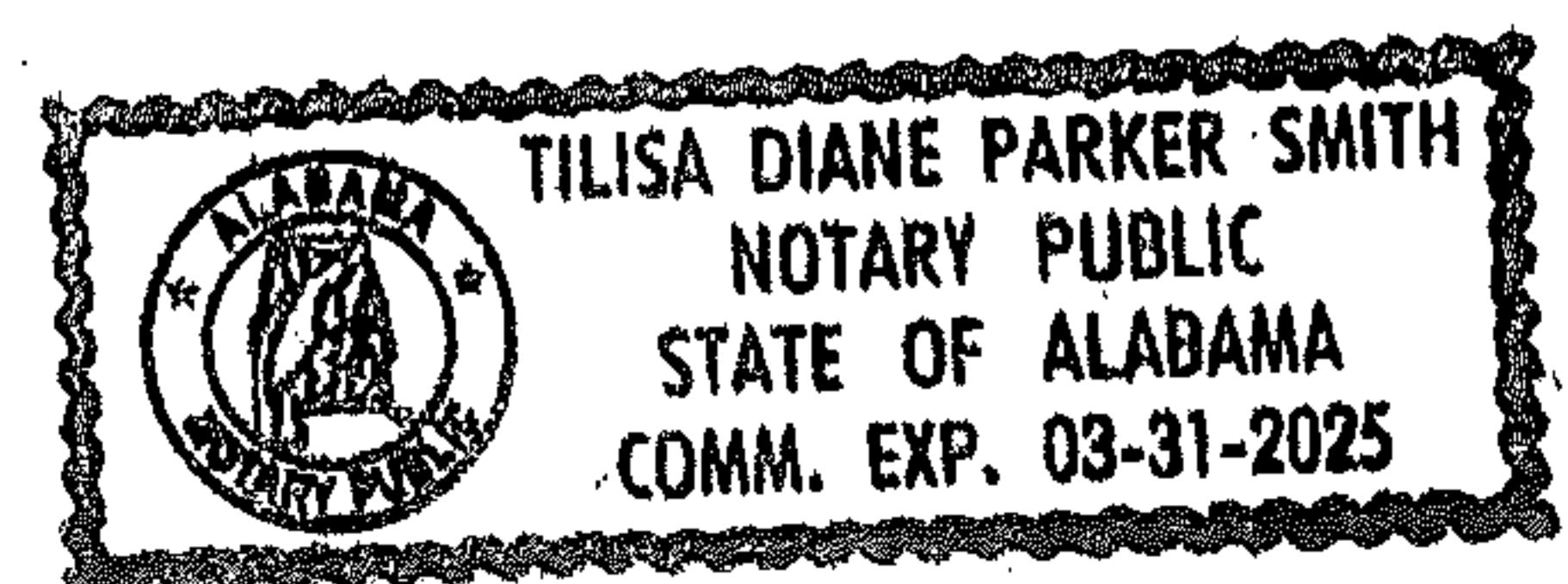
STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, a Notary Public, in and for said County in said State, hereby certify that Shane Spray whose name as Managing Member of AnSo Happy, LLC, an Alabama limited liability company, Member of BCSS Ventures, LLC, an Alabama limited liability company is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such member/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 the 29th day of March, 2022.

Tilisa Diane Parker Smith
NOTARY PUBLIC
Print Name Tilisa Diane Parker Smith
My Commission Expires:



Prepared By:

Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT A LEGAL
DESCRIPTION(S)

Exhibit A

Parcel I: 5300 Cahaba Valley Road, Birmingham, AL 35242 (Parcel ID: 10 5 22 0 002 074.000):

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

A parcel of land situated in the SE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a point where the East boundary of the NE 1/4 of the SE 1/4 of Section 22 intersects with the North right of way line of Alabama Highway No. 119, also known as Cahaba Valley Road; thence run in a Southwesterly direction along said right of way line for a distance of 423.30 feet to an iron pin found at the point of beginning; said point of beginning being on a curve to the right having a central angle of 3 degrees, 08 minutes, 29 seconds and a radius of 1869.87 feet; thence continue along said right of way line and also along the arc of said curve for a distance of 102.52 feet to an iron pin found; thence turn an angle to the right from the chord of last stated curve of 94 degrees, 32 minutes, 25 seconds and run in a Northwesterly direction for a distance of 147.93 feet to an iron pin found; thence turn an angle to the left of 93 degrees, 34 minutes, 49 seconds and run in a Northwesterly direction for a distance of 48.86 feet to an iron set; thence turn an angle to the right of 66 degrees, 56 minutes, 16 seconds and run in a Northwesterly direction for a distance of 390.34 feet to an iron pin set; thence turn an angle to the right of 31 degrees, 02 minutes, 54 seconds and run in a Northwesterly direction for a distance of 159.31 feet to a point in the centerline of Cahaba Valley Creek; thence run in a Southeasterly to Northeasterly direction along the centerline of said creek for a distance of 446.00 feet, more or less, to a point in the centerline of said creek; thence run in a Southerly direction for a distance of 765.00 feet to the point of beginning.

Parcel II: 38188 AL-25, Harpersville, AL 35078 (Parcel ID: 17 2 04 0 000 001.001):

The following described property in the County of Shelby, State of Alabama, to-wit:

COMMENCE AT A FOUND CORNER REPRESENTING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1560.55 FEET TO A STEEL REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 240.00 FEET TO A STEEL REBAR CORNER ON THE EAST MARGIN OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 11 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE SAID EAST MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 381.21 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 08 SECONDS AND A RADIUS OF 1990.00 FEET; THENCE CONTINUE ALONG THE ARC OF JUST DESCRIBED CURVE AN ARC DISTANCE OF 422.07 FEET TO A STEEL REBAR CORNER MARKING THE P. T. OF JUST DESCRIBED CURVE; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 06 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 0.76 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 82 DEGREES 07 MINUTES 44 SECONDS EAST A DISTANCE OF 238.28 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 08 DEGREES 50 MINUTES 01 SECONDS WEST A DISTANCE OF 768.99 FEET TO THE POINT OF BEGINNING.

Property Address:

Parcel I: 5300 Cahaba Valley Road, Birmingham, AL 35242

Parcel II: 38188 AL-25, Harpersville, AL 35078

Parcel ID:

Parcel I: 10 5 22 0 002 074.000

Parcel II: 17 2 04 0 000 001.001

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

Grantor's Name BCSS Ventures, LLC
 Mailing Address _____
671 Oak Haven Trail
Columbiana, AL 35150

Grantee's Name CIG SSD LLC, ETAL
 Mailing Address 150 Boush Street, Suite 300
Norfolk, VA 23510

Property Address 5300 Cahaba Valley Rd, Birmingham, AL 35242
38188 AL-25, Harpersville, AL 35078

Date of Sale March 30, 2022

Total Purchase Price \$2,219,830.08

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/08/2022 03:47:20 PM
 \$2260.00 JOANN
 20220808000309960



or
 Actual Value \$

or
 Assessor's Market Value \$

Alvin S. Boyd

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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).

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 March 30, 2022

Print Melissa K. Page Boeshans

☐ Unattested _____
 (verified by)

Sign *M.K. Page Boeshans*
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1