

20220830000339210
08/30/2022 12:08:17 PM
DEEDS 1/6

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Radiant Investments, LLC
335 Stone Brook Circle
Hoover, Alabama 35226

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **EBSCO INDUSTRIES, INC.**, a Delaware corporation ("Grantor"), in hand paid by **RADIANT INVESTMENTS, LLC**, an Alabama limited liability company ("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 Statutory 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:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
EBSCO Industries, Inc.	Radiant Investments, LLC
1 Mt Laurel Avenue, Suite 200	335 Stone Brook Circle
Birmingham, Alabama 35242	Hoover, Alabama 35226
Attention: Brooks Knapp	Attention: Zunaid Porbandawala

Property Address:	Tattersall Boulevard (Lot 10-A) Birmingham, AL 35242
Date of Sale:	August <u>30</u> , 2022
Total Purchase Price:	\$1,186,294.00
The Purchase Price can be verified in:	<input checked="checked" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment

[Signature(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of August 30, 2022.

GRANTOR:

EBSCO INDUSTRIES, INC.,
a Delaware corporation

By: 
Name: Brooks Knapp
Title: Vice President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO INDUSTRIES, INC., 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 such corporation.

Given under my hand and official seal, this the 24 day of August, 2022.

[NOTARIAL SEAL]


Notary Public
My commission expires: 3-2-26

This Instrument Prepared By:
Bradley G. Siegal, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

Exhibit "A" to Deed

Legal Description

Lot 10-A, according to the Amended Map of Tattersall Park Resurvey No. 9, as recorded in Map Book 56, Page 82, in the Probate Office of Shelby County, Alabama.

Together with easement rights in and to that certain Access Easement for Lot 10-A as dedicated in Map Book 56, Page 82, in the Probate Office of Shelby County, Alabama.

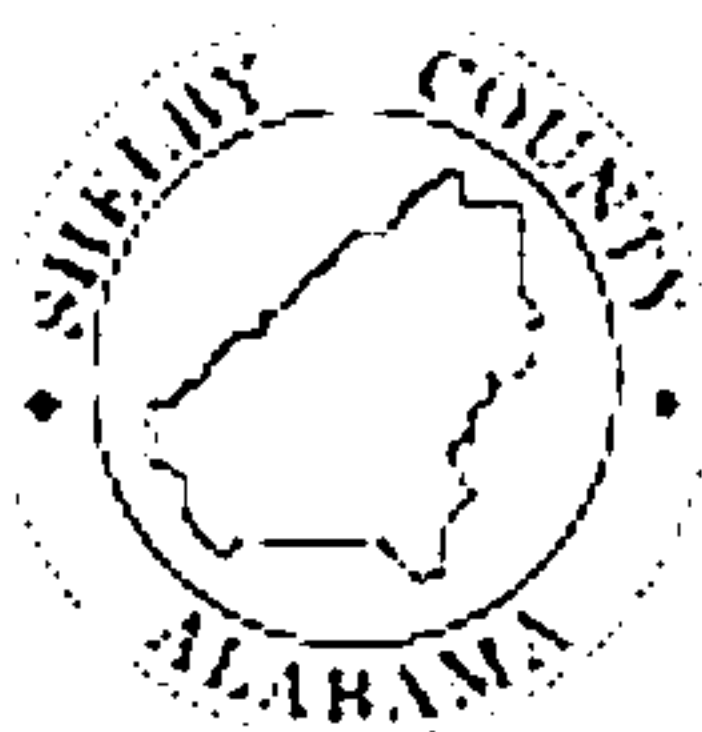
Exhibit "B" to Deed

Permitted Exceptions

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 56, Page 82, Shelby County Records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. 30' Building Setback Line and rights of others in and to that certain Access Easement as dedicated and shown on map recorded in Map Book 56, page 82, in the Probate Office of Shelby County, Alabama.
5. Restrictive Use and Reciprocal Easement Agreements as recorded in Instrument 20150213000048170; Instrument 20161214000455550; Instrument 20170224000065890; Instrument 20170921000343260; Instrument 20171017000377670; Instrument 20181017000367070; Instrument 20181031000385880; Instrument 20181102000389880; Instrument 20190116000017970; Instrument 20190628000232100; Instrument 20190823000310590; Instrument 20200224000072060; Instrument 20200527000212180; Instrument 20201120000534070 and Instrument 20210205000061840 in the Probate Office of Shelby County, Alabama.
6. Easement granted to Alabama Power Company as recorded in Instrument 20180315000083230, Instrument 20180315000083220, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as recorded in Instrument 20160721000255090 in the Probate Office of Shelby County, Alabama.
8. Transmission line permit granted to Alabama Power Company as recorded in Deed Book 109, Page 500 in the Probate Office of Shelby County, Alabama.
9. Covenant and Agreement for Water and Sewer Service recorded in Real 235, Page 574, in the Probate Office of Shelby County, Alabama.
10. Notice Regarding Availability of Sanitary Sewer Service executed by SWWC Utilities Inc as recorded in Instrument 20131204000469370, in the Probate Office of Shelby County, Alabama.
11. Minerals and mining rights set out in Deed Book 60, Page 260 in the Probate Office of Shelby County, Alabama.
12. Provisions and easements as set forth in that certain Access Agreement by and between

EBSCO Industries, Inc. and Greystone Way, LLC dated 11/01/2018, filed for record 11/02/2018, recorded in Instrument 20181102000389890, in the Probate Office of Shelby County, Alabama.

13. Restrictive Use and Reciprocal Easement Agreement by and between Ebsco Industries Inc. and Radiant Investments, LLC, an Alabama limited liability company, as recorded in Instrument 20220830000339170, in the Probate Office of Shelby County, Alabama.
14. Repurchase Option Agreement by and between Ebsco Industries, Inc. and Radiant Investments, LLC, an Alabama limited liability company, as recorded in Instrument 20220830000339180, 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
08/30/2022 12:08:17 PM
\$1223.50 JOANN
20220830000339210

Allen S. Bayl