
Prepared by, and after recording, return to:

NCS 1D2OAL03

King & Spalding, LLP
1100 Louisiana, Suite 4000
Houston, Texas 77002
Attn: David Runnels

LIMITED WARRANTY DEED

THAT MARC 1 HOLDINGS, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 2200 Century Parkway, Suite 100, Atlanta, Georgia 30345, Attention: Jennifer Vanderveldt, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto MDC COAST 17, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 11995 El Camino Real, San Diego, CA 92130, Attention: Legal Department, that certain real property situated in the County of Shelby, Alabama more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements thereon and appurtenances relating thereto ("Property").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions (defined below) and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to Warrant and Forever Defend all and singular the Property subject to the Permitted Exceptions unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, all of Grantor's (i) rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property, (ii) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) rights, titles, power, privileges, interest, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

20221017000390750 10/17/2022 08:24:27 AM DEEDS 2/6

This conveyance is made and delivered subject to those matters of title (the “Permitted Exceptions”) set forth on Exhibit B attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed to be effective as of the 6 day of October, 2022.

Signed, sealed and delivered
In the presence of:

[Signature]
Witness

[Signature]
Witness

GRANTOR:

MARC 1 HOLDINGS, LLC, a Delaware limited liability company

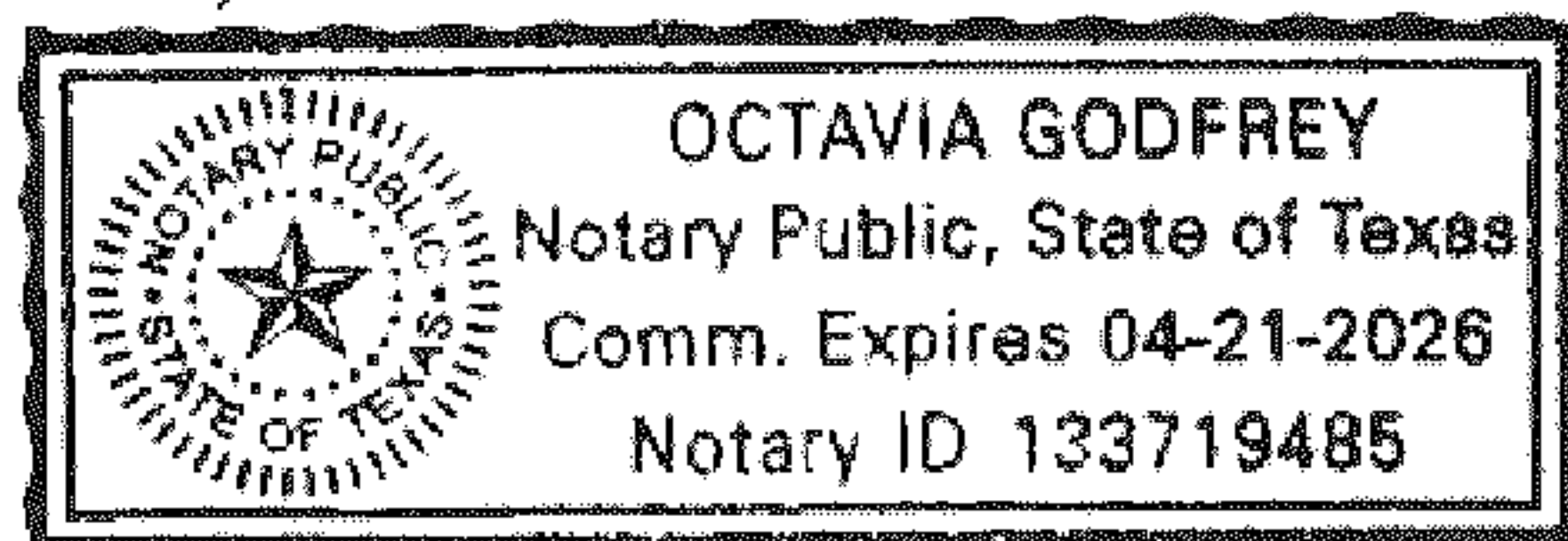
By: [Signature]
Name: Jennifer Vanderveldt
Title: Authorized Signatory

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify Jennifer Vanderveldt whose name as Authorized Signatory of MARC 1 HOLDINGS, LLC, a Delaware 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 the instrument, Jennifer Vanderveldt as such Authorized Signatory and with full authority, executed the same voluntarily, for and as the act of said MARC 1 HOLDINGS, LLC, a Delaware limited liability company.

Given under my hand this the 6th day of October, 2022.

(SEAL)



[Signature]
Notary Public

My commission expires: 04-21-2026

**EXHIBIT A TO
LIMITED WARRANTY DEED**

Legal Description

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

LOT 14-C ACCORDING TO A RESURVEY OF LOT 14-A LIMESTONE MARKETPLACE SUBDIVISION AS RECORDED IN MAP BOOK 50, PAGE 52, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.
2. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the public records.
3. Right of Way to Alabama Power Company as recorded in Instrument No. 20190625000224350 in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 193, Page 111; Instrument 1997- 2629 and Instrument 1998-17745, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company, recorded in Deed Book 188, Page 66 in the Probate Office of Shelby County, Alabama.
6. Right of way to AT&T, recorded in Deed Book 198, Page 333, in the Probate Office of Shelby County, Alabama.
7. Right of way to the State of Alabama, recorded in Deed Book 228, Page 22; Deed Book 198, Page 309 and Deed Book 198, Page 63, in the Probate Office of Shelby County, Alabama.
8. Easement to Postal Telegraph Cable, as recorded in Deed Book 80, Page 43, in the Probate Office of Shelby County, Alabama.
9. Easement to AT&T, as recorded in Deed Book 193, Page 314, in the Probate Office of Shelby County, Alabama.
10. Right of way to Shelby County, recorded in Deed Book 49, Page 274, in the Probate Office of Shelby County, Alabama.
11. Easement to BellSouth Telecommunications dba AT&T, recorded in Instrument 20071218000568240 and Instrument 2007-1024000491960, in the Probate Office of Shelby County, Alabama.
12. Easement to Alabama Power Company recorded in Instrument 20090212000048780 and Instrument 20110721000211570, in the Probate Office of Shelby County, Alabama.
13. Declaration of Protective Covenants as recorded in Instrument # 20080115000020240, in the Probate Office of Shelby County, Alabama.
14. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Denham Land Surveyors LLC for The Matthews Company Inc., dated October 3, 2022, under Job No. 22029-24009

(A) Manholes north of building on subject land lack apparent benefit of an easement.

(B) Manhole near northwesterly corner of subject land lacks apparent benefit of an easement.

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

Grantor's Name MARC 1 HOLDINGS, LLC
 Mailing Address 3715 Northside Parkway NW
Building 200, Suite 420
Atlanta, Georgia 30327

Grantee's Name MDC Coast 17, LLC
 Mailing Address 11995 El Camino Real
San Diego, CA 92130

Property Address 156 Co Rd 304
Calera, Alabama

Date of Sale 10/07/2022Total Purchase Price \$ 3,391,540

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/17/2022 08:24:27 AM
 \$3429.00 JOANN
 20221017000390750



or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

The purchase price or actual value *Alvin S. Byrd* 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 _____

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 10-6-22Print Jennifer Vanderveldt

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1