

This instrument was prepared by and upon recording should be returned to: Gail Livingston Mills, Esq. BURR & FORMAN LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 (205) 251-3000	Send Tax Notice To: CHS Leasing LLC 1775 Massey Road Alabaster, Alabama 35007
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STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) and other good valuable consideration to **CALERA COMMONS LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **CHS LEASING LLC**, an Alabama limited liability company ("Grantee"), Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee the following real estate situated in Shelby County, Alabama (the "Property"), to wit:

Lot 3, according to the Resurvey of Lot 2, Limestone Marketplace Subdivision, as recorded in Map Book 39, Page 50, in the Office of the Judge of Probate, Shelby County, Alabama.

The Property is being conveyed subject to the exceptions set forth in Exhibit A attached hereto and made a part hereof (the "Permitted Encumbrances").

TOGETHER WITH all improvements situated thereon or attached thereto, and all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed as of November 1, 2022.

[Remainder of Page Intentionally Blank]

GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

BY: Dunn Real Estate LLC,
an Alabama limited liability company
Its Sole Member

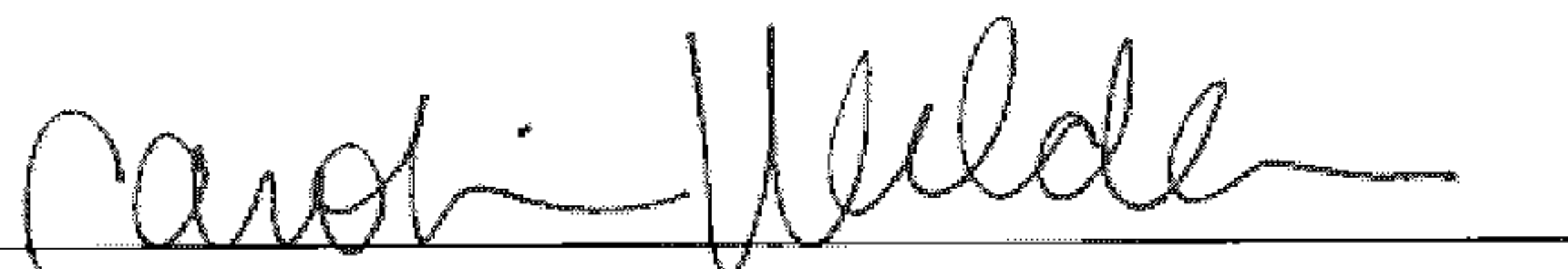
BY: 
Evans J. Dunn
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Evans J. Dunn, whose name as President of Dunn Real Estate LLC, an Alabama limited liability company, the Sole Member of **CALERA COMMONS LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability companies.

Given under my hand and official seal this 27 day of October, 2022.

[NOTARY SEAL]


Notary Public
My commission expires: 1/17/25



PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.
2. Easements, building lines, notes, restrictions, and setback lines as shown on map recorded in Map Book 39, Page 50, in the Probate Office of Shelby County, Alabama.
3. Limestone Marketplace Declaration of Protective Covenants, filed January 15, 2008, as recorded in Inst. #20080115000020240, as amended by Amendment to Limestone Marketplace Declaration of Protective Covenants, filed September 22, 2022, as recorded in Inst. #20220922000366190, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Shelby County as recorded in Deed Volume 49, Page 274 in the Probate Office of Shelby County, Alabama.
5. Right of Way for Public Road as recorded in Book 286, Page 338 in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company as recorded in Deed Volume 188, Page 66 in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to American Telephone & Telegraph Company as recorded in Deed Volume 198, Page 333 in the Probate Office of Shelby County, Alabama.
8. Right of Way and rights in connection therewith, including limited right of access as granted to the State of Alabama, by instruments recorded in Deed Volume 198, Page 63 and Deed Volume 198, Page 309 in the Probate Office of Shelby County, Alabama.
9. Easement granted to Southern Bell as recorded in Deed Volume 234, Page 844 in the Probate Office of Shelby County, Alabama.
10. Easement(s) in favor of Bellsouth Telecommunications, Inc., d/b/a AT&T Alabama, recorded in Instrument #20071024000491960 and Instrument #20071218000568240 in the Probate Office of 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:	Calera Commons LLC	Grantees' Name:	CHS Leasing LLC
Mailing Address:	P.O. Drawer 247 Birmingham, Alabama 35201	Mailing Address:	1775 Massey Road Alabaster, Alabama 35007
Property Address:	Lot 3, Limestone Marketplace Subdivision	Date of Sale:	<u>November 1</u> , 2022
			Total Purchase Price: \$250,000.00 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):

☐ 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: November 1, 2022

GRANTOR:

X Unattested

CALERA COMMONS LLC,
an Alabama limited liability company

BY: Dunn Real Estate LLC,
an Alabama limited liability company
Its Sole Member

BY:

Evans J. Dunn
Evans J. Dunn
Its President

