

This instrument prepared by
and after recording, return to:

Send Tax Notices To:

Sam Sobering
Fidelity National Title
2400 Maitland Center Parkway, Suite 200
Maitland, FL 32751

Essential Properties, L.P.
902 Carnegie Center Blvd., Suite 520
Princeton, NJ 08540

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **SCF RC FUNDING IV LLC**, a Delaware limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **EPRT TENNESSEE PROPERTIES LLC**, a Delaware limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, more particularly described on **Exhibit "A"** attached hereto.

Subject to:

1. The lien for any real estate taxes for 2023 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 29th day of December, 2022.

GRANTOR:

SCF RC FUNDING IV, LLC,
a Delaware limited liability company

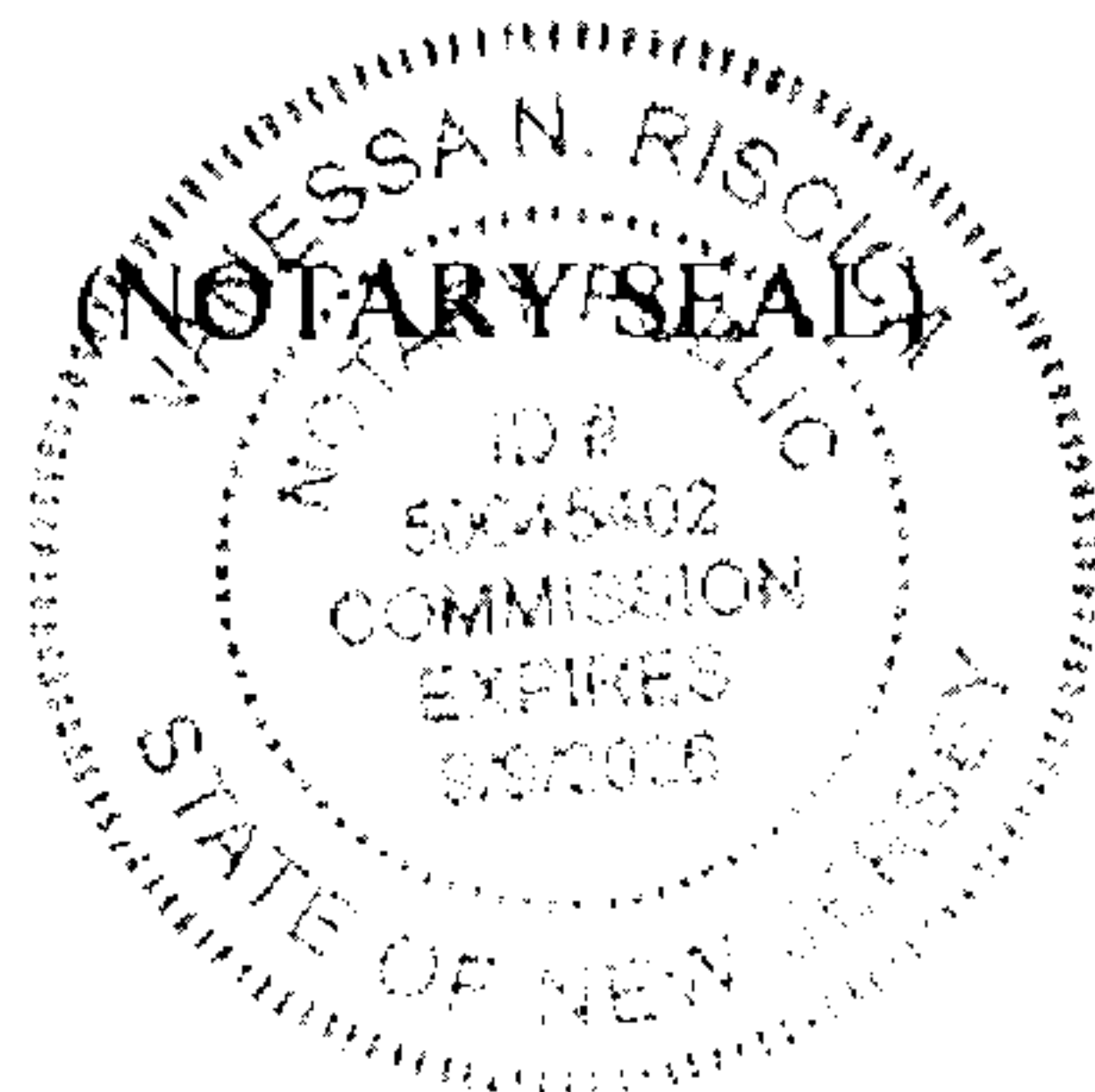
By: Essential Properties, L.P., a Delaware
limited partnership, its manager

By: Essential Properties OP G.P., LLC, a
Delaware limited liability company,
its general partner

By: [Signature]
Name: Mark E. Patten
Title: CFO & EVP

STATE OF NEW JERSEY
COUNTY OF Mercer

On this 21 day of Dec, 2022, before me, the undersigned, personally appeared Mark E Patten, CFO + EVP of ESSENTIAL PROPERTIES OP G.P., LLC, a Delaware limited liability company, general partner of ESSENTIAL PROPERTIES, L.P., a Delaware limited partnership, manager of SCF RC FUNDING IV, LLC, a Delaware limited liability company, who, I am satisfied, is the person who signed the foregoing instrument, and he/she did acknowledge under oath that he/she signed and delivered the same in such capacity on behalf of the limited liability company, that he/she was authorized to execute the same on behalf of the limited liability company, and that the foregoing instrument is the voluntary act and deed of the limited liability company, made by virtue of proper authority.



Vanessa N. Riscia
Notary Public, State of New Jersey

Printed Name: Vanessa N. Riscia
Notary Commission No. _____
My Commission Expires: 8.9.26

Exhibit "A"

Legal Description

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

LOTS 9, 10, AND 11, ACCORDING TO THE SURVEY OF COMMERCIAL COURT, AS RECORDED IN MAP BOOK 26, PAGE 117, 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
 01/13/2023 08:05:42 AM
 \$142.50 PAYGE
 20230113000010710

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	SCF RC Funding IV LLC	Grantee's Name	EPRT Tennessee Properties LLC
Mailing Address	902 Carnegie Center Boulevard Suite 520 Princeton, NJ 08540	Mailing Address	902 Carnegie Center Boulevard Suite 520 Princeton, NJ 08540

Property Address	281 Commercial Court Alabaster, Alabama 35007-9508	Date of Sale	
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	111,200.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Tax assessed value |
| ☐ 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 12/29/22

Print Amanda W. L. S. J.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1