

PREPARED BY:

**REED SMITH LLP
1717 ARCH ST, STE 3100
PHILADELPHIA, PA 19103**

WHEN RECORDED MAIL TO:

**FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602) 343-7572**

TITLE NO.: 249786

ESCROW NO.: Z2347528-KJV

MASTER NO.: Z2347527

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED
DOCUMENT.**

DOCUMENT TO BE RECORDED:

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Prepared by:
Reed Smith LLP
1717 Arch St, Suite 3100
Philadelphia, PA 19103

After recording return to:
Fidelity National Title Insurance Company
c/o Kelli J. Vos
One East Washington Street, Suite 450
Phoenix, AZ 85004

KNOW ALL MEN BY THESE PRESENTS: That on this 30th day of June, 2023, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficiency of which are hereby acknowledged, **EQUIPMENTSHARE.COM INC**, a Delaware corporation, whose address is 5710 Bull Run Drive, Columbia, Missouri 65201 Attn: John Griffin (“**Grantor**”) does hereby grant, bargain, sell and convey unto **CADET 23 LLC**, a Delaware limited liability company, whose address is 902 Carnegie Center Blvd., Suite 520, Princeton, NJ 08540 (“**Grantee**”), its successors and assigns, all of that certain real property situated at 1995 & 2039 Fulton Springs Rd., Alabaster, Alabama 35007, described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; and (d) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on **Exhibit A**, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the “**Property**”), subject only to the encumbrances described in **Exhibit B** attached hereto and made part hereof (hereinafter called the “**Permitted Encumbrances**”);

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns to their own use forever.

Grantor does hereby covenant with Grantee that Grantor is the lawful owner in fee of the Property, and that it has good right to sell and convey the same; and that the Grantor and its successors and assigns will warrant and defend all and singular the Property and title to the Property unto the said Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, subject only to the Permitted Encumbrances.

[Signatures appear on following page]

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed as of the date first above written.

GRANTOR:

EQUIPMENTSHARE.COM INC, a
Delaware corporation

By: _____

Name: JABBOK SCHLACKS

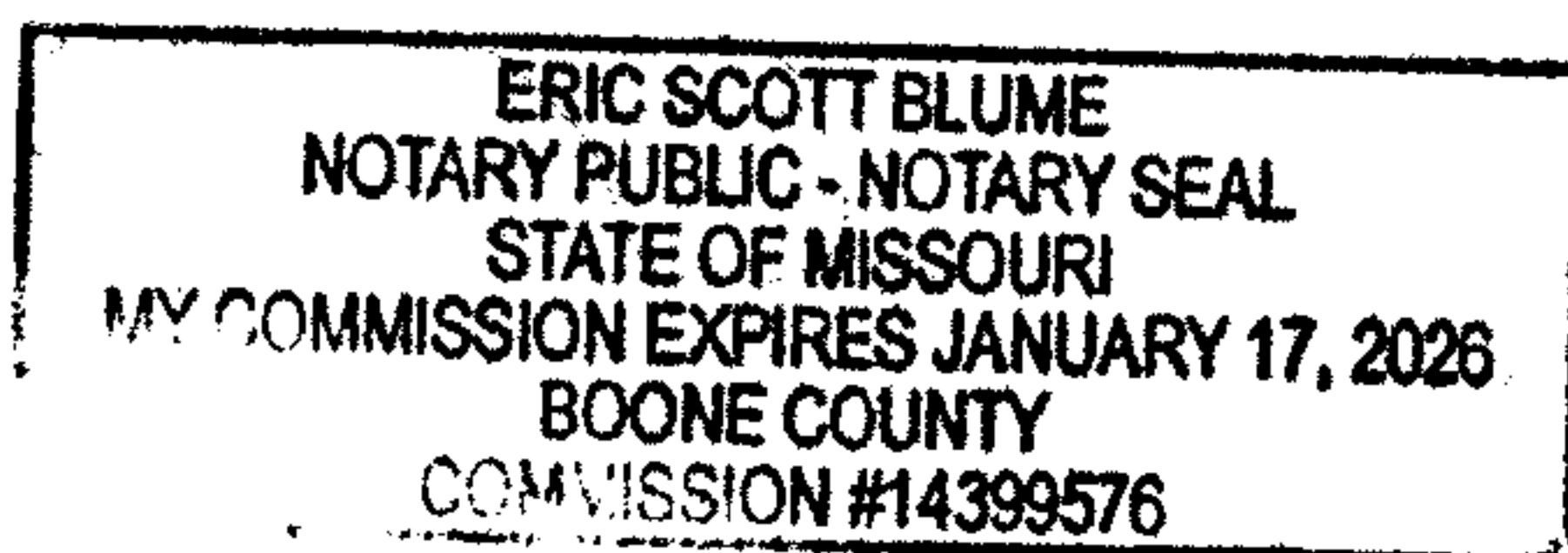
Title: CEO

STATE OF MISSOURI)

COUNTY OF BOONE)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that Jabбок Schlacks, as CEO of Equipmentsshare.com Inc, a Delaware corporation, whose name 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, he/she, as such Jabбок Schlacks and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official notarial seal this 6 day of JUNE, 2023.



[AFFIX NOTARY SEAL]

Name of Notary: Eric S. Blume

Notary Public

My commission expires: 1/17/2026

EXHIBIT A**LEGAL DESCRIPTION****Parcel I**

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West; thence run West along the South line of said Section a distance of 1048.89 feet to the Northeast right of way line of Interstate Highway 1-65; thence turn an angle of 55 degrees 31 minutes to the right and run along said Highway right of way a distance of 237.87 feet; thence turn an angle of 1 degree 08 minutes 06 seconds to the right and run along said right of way line a distance of 210.20 feet; thence turn an angle of 2 degrees 27 minutes 52 seconds to the right and run along a chord of a right of way curve a chord distance of 436.46 feet to a point on the right of way line of Interstate Highway 1-65, and the point of beginning; thence turn an angle of 2 degrees 46 minutes 34 seconds to the right to the chord of a right of way curve and run along said right of way curve, (whose delta angle is 3 degrees 05 minutes 15 seconds to the right, tangent distance is 304.82 feet, radius is 11,311.04 feet, chord distance of 609.42 feet, length of arc is 609.50 feet), to a point on the North line of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 12; thence continue along said right of way a distance of 194.83 feet to the Southeast right of way line of the L & N Railroad; thence turn to the right and run along said L & N Railroad right of way a distance of 417.32 feet to a point on the South line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12; thence continue along said right of way a distance of 188.08 feet to the P.C. of a right of way curve; thence continue in the same direction along said right of way curve, (whose delta angle is 14 degrees 44 minutes 28 seconds to the left, radius is 2826.30 feet, length of arc is 727.15 feet), to the North right of way line of a paved county highway; thence turn an angle of 85 degrees 59 minutes to the right from the chord of said curve, and run along said County Highway right of way a distance of 210.00 feet; thence turn an angle of 87 degrees 11 minutes 43 seconds to the right and run a distance of 110.16 feet; thence turn an angle of 1 degree 28 minutes 43 seconds to the right and run a distance of 187.78 feet; thence turn an angle of 17 degrees 09 minutes 34 seconds to the left and run a distance of 512.38 feet to the point of beginning, situated in the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

Parcel II

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said Section 12 a distance of 1048.89 feet to the Northeasterly right of way of Interstate Highway #65; thence turn right 55 degrees 31 minutes 00 seconds and run along said right of way a distance of 237.87 feet; thence turn right 01 degree 08 minutes 06 seconds and run along said right of way a distance of 210.0 feet to the point of beginning; thence turn right 02 degrees 27 minutes 52 seconds to the chord of its curve, whose delta angle is 02 degrees 27 minutes 52 seconds to the right, radius 11,311.04 feet, tangent 243.28 for a chord 486.46 feet, and run along said curve a distance of 486.50 feet; thence turn right 112 degrees 34 minutes 54 seconds from chord of said curve a distance of 512.38 feet; thence turn right 17 degrees 09 minutes 52 seconds a distance of 187.78 feet; thence turn right 92 degrees 47 minutes 00 seconds a distance of 60.07 feet; thence turn right 87 degrees 13 minutes 00 seconds a distance of 206.78 feet; thence turn left 58 degrees 47 minutes 24 seconds a distance of 236.82 feet; thence

turn left 73 degrees 28 minutes 36 seconds a distance of 150.0 feet; thence turn right 84 degrees 11 minutes 00 seconds a distance of 210.0 feet to the point of beginning.

Parcel III

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West; thence run West along the South line of said Section S 89°05'00" W 840.2 feet to a point; thence run N 25°25'00" W 343.79 feet to a point in Fulton Springs Road; thence run on a chord line N 31°44'11" E 358.12' feet to a point in said road; thence leaving said Road run N 74°05'47" W 40.0' to a point on the West right of way margin of said Road; thence leaving said right of way margin run N 74°05'47" W 73.75 feet to a point; thence run N 8°51'39" E 141.04 feet to a point; thence run S 82°53'52" E 6.25 feet to a point, the point of beginning for the property herein described; thence run N 9°55'47" E 60.07 feet to a point; thence run S 84°22'35" E 79.27 feet to a point on the West right of way margin of Fulton Springs Road; thence run along said right of way margin S 9°16'36" W 62.09 feet to a point; thence run N 82°53'52" W 79.84 feet back to the point of beginning.

Parcels I, II and III also described as:

Commencing at a calculated point at the Southeast corner of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, thence North 74°20'01" West, a distance of 1363.07 feet to a set 1/2" rebar by Precision Surveying (CA788) in the curved Eastern right of way of Interstate 65, said point being the Southwest corner and the point of beginning of the parcel described herein: from this POINT OF BEGINNING, thence along the eastern right of way of Interstate 65 along a curve concave to the northeast having a radius of 11310.00 feet and being subtended by a chord which bears North 28°10'14" West 1338.83 feet, for an arc distance of 1339.62 feet to a set 1/2" rebar (CA788) at the intersection of the Eastern right of way of Interstate 65 and the Western right of way of the CSX (formerly L and N) Railway right of ways; thence leaving the eastern right of way of Interstate 65 and following the Western right of way of the CSX Railway South 61°24'32" East, a distance of 605.41 feet to a set 1/2" rebar (CA788); thence along a right of way change of the CSX Railway North 27°35'54" East, a distance of 20.28 feet to a set 1/2" rebar (CA788); thence along the western right of way of said Railway along a curve concave to the north having a radius of 2018.66 feet and being subtended by a chord which bears South 72°23'13" East 700.04 feet for an arc distance of 703.59 feet to a set 1/2" rebar (CA788) at the intersection of the Western right of way of the CSX Railway and the North right of way of Fulton Springs Road; thence leaving the CSX Railway right of way and follow the North right of way of Fulton Springs Road South 08°34'56" West, a distance of 214.90 feet to a set 1/2" rebar (CA788); thence continue along Fulton Springs Road along a curve tangent to said line for an arc distance of 87.37 feet along the curve concave to the west, having a radius of 945.75 feet and a chord of South 11°13'44" West, 87.34 feet to a set 1/2" rebar (CA788); thence leaving Fulton Springs Road right of way North 81°21'10" West, a distance of 295.55 feet to a found 1/2" rebar by Young and Hobbs and Associates, Kenneth bau PLS #26520 (Y & F); thence South 39°51'26" West, a distance of 236.92 feet to a found 1/2" rebar (Y & H); thence South 33°39'19" East, a distance of 148.97 feet; thence South 50°23'04" West, a distance of 214.97 feet to the point of beginning.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of any real estate taxes for the year 2023 and subsequent years, not yet due and payable.
2. All plats, rights of way, easements, conditions and restrictions of record in the county where the property on Exhibit A is located, but excluding any of the following: any mortgage, deed of trust, judgment lien, security interest, purchase option, right of first refusal, option to lease, mechanic or materialman liens, fuel supply or similar agreement, and right of reverter.

Real Estate Sales Validation Form

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

~~Grantor's~~
 Grantor's Name Cadet 23, LLC
 Mailing Address 902 Carnegie Center Blvd
Ste 520
Princeton, NJ 08540

~~Grantee's~~
 Grantee's Name EQUITYSHARE.COM
 Mailing Address 5710 Bull Run Dr
Columbia, MO 65209

Property Address 1995 + 2039 Fulton Springs Rd
Alabaster, AL

Date of Sale 6-30-2023Total Purchase Price \$ 5,589,600.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2023 11:19:47 AM
 \$5633.00 JOANN
 20230711000206000

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claim see s. 361 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 6/6/23Print JABBOK SCHLACKS☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one