

Note to Probate Offices: The fee simple title to the Property described in Exhibit A to this Deed is situated in Shelby County, Alabama only. The two easements described as Easement A and Easement B in Exhibit A hereto being transferred by Grantor to Grantee are located in part of both Jefferson and Shelby Counties, Alabama.

STATE OF ALABAMA)
:
COUNTIES OF SHELBY AND JEFFERSON)

SEND TAX NOTICE TO:
Signature BG, LLC
3545 Market Street
Hoover, Alabama 35226
Attn: Jonathan Belcher

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 16th day of October, 2023, by **BROCK'S GAP TRAINING CENTER, INC.**, an Alabama corporation ("Grantor"), in favor of **SIGNATURE BG, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the real property (the "Property") situated in Jefferson and Shelby Counties, Alabama and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

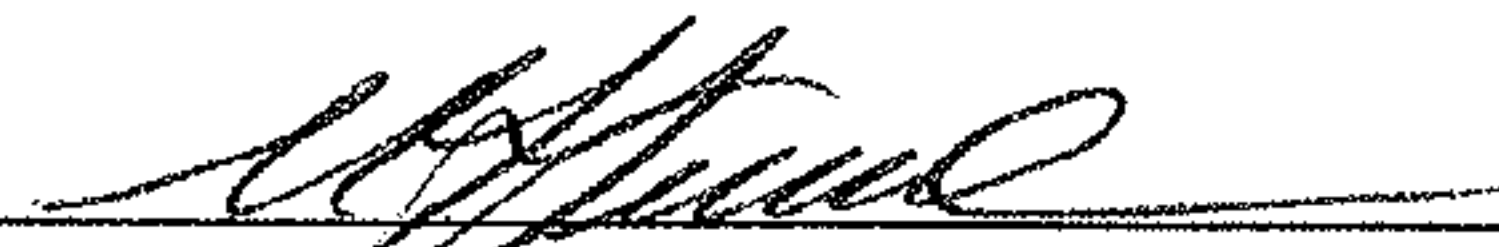
1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, reservations, rights-of-way and other matters of record.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. All matters which a current and accurate survey and physical inspection of the Property would indicate or disclose.
5. Easement to Alabama Power Company, filed in Instrument No. 20100121000020210 in the Office of the Probate Judge, Shelby County, Alabama.

6. Easement Agreement by and between Blackridge Partners, LLC and Brock's Gap Training Center, Inc., filed in Instrument No. 20180726000266990 in the Office of the Probate Judge, Shelby County, Alabama.
7. Mineral and Mining Rights filed in Book 277, Page 79 and Instrument No. 2002-04100 in the Office of the Probate Judge, Shelby County, Alabama.
8. Those covenants, conditions, and/or exceptions as set forth in that certain deed by and between Steel City Sports Shooting Association, Inc. and Brock's Gap Training Center, Inc., dated October 24th, 2008 and recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20081024000417110.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

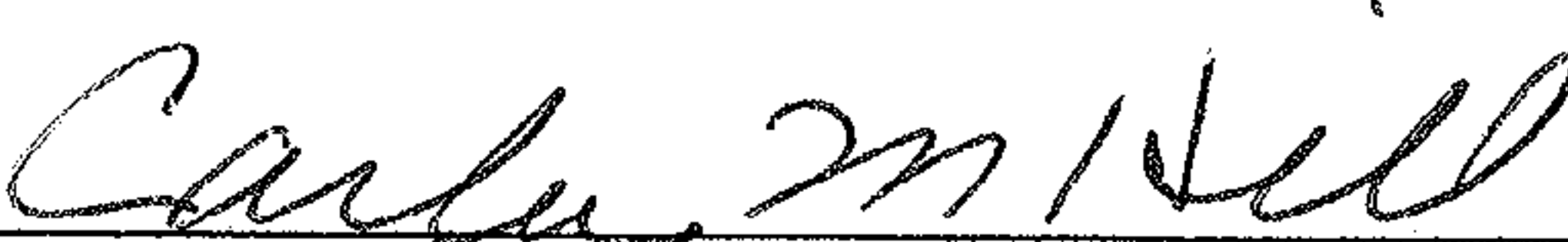
BROCK'S GAP TRAINING CENTER, INC., an Alabama corporation

By: 
 Printed Name: MARIO AGUIRRE
 Title: PRESIDENT

STATE OF ALABAMA)
)
 COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Mario Aguirre, whose name as President of **BROCK'S GAP TRAINING CENTER, INC.**, an Alabama 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 the aforesaid corporation.

Given under my hand and official seal, this the 16th day of October, 2023.


 Notary Public

[NOTARIAL SEAL]

My commission expires: 3/23/27

This instrument prepared by:
 Stephen R. Monk
 Bradley Arant Boult Cummings LLP
 1819 Fifth Avenue North
 Birmingham, Alabama 35203
 (205) 521-8429

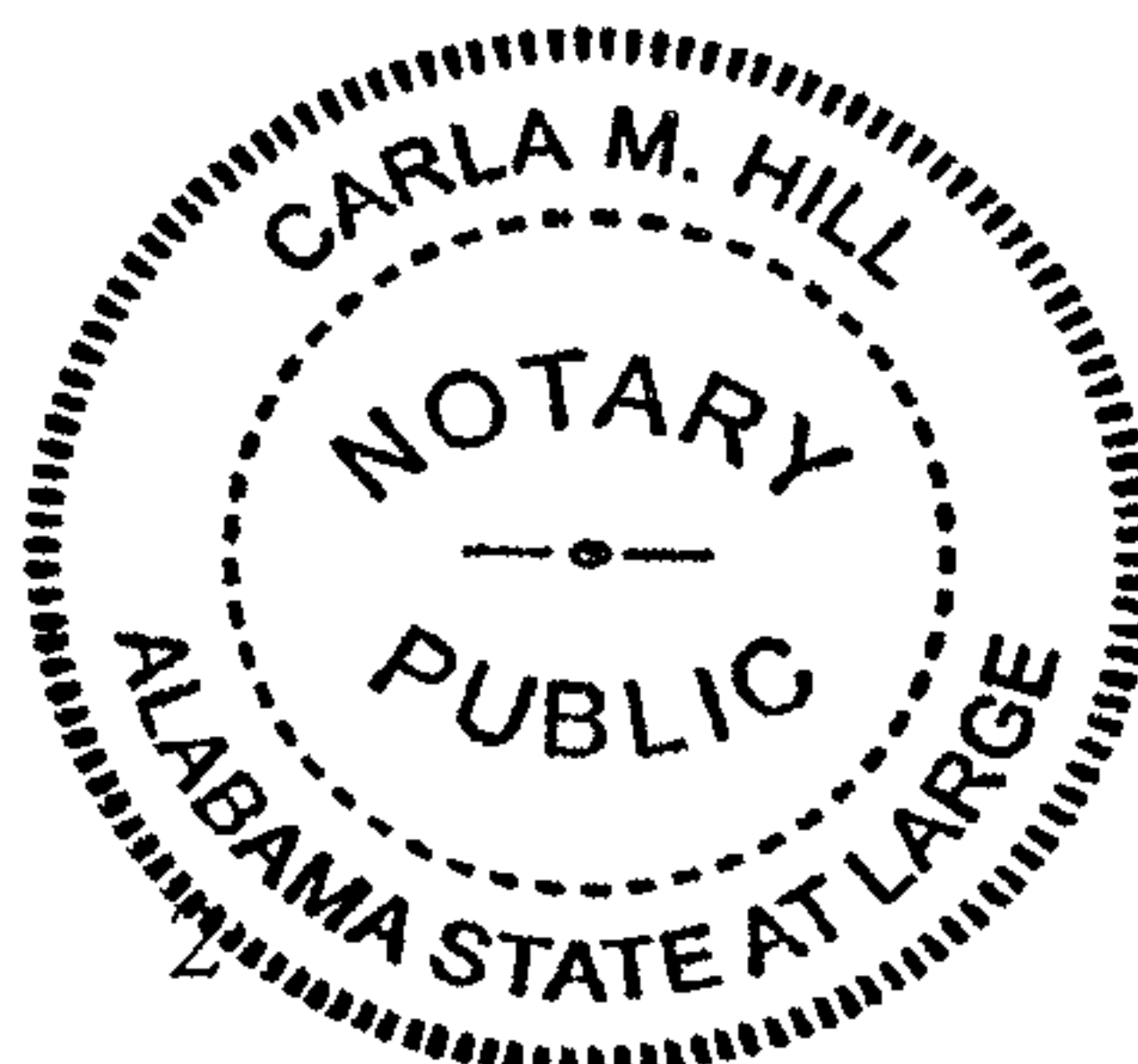


EXHIBIT A**Legal Description of Property**

A parcel of land situated in Section 5, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Begin at a 2" capped pipe marking the accepted location of the Southwest corner of the Northwest quarter of the Southeast quarter of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the accepted South line of said quarter-quarter section for 366.99 feet; thence turn an interior angle of $119^{\circ}09'37''$ and run to the left in a Northeasterly direction for 577.17 feet; thence turn an interior angle of $182^{\circ}05'15''$ and run to the right in a Northeasterly direction for 469.01 feet; thence turn an interior angle of $176^{\circ}49'03''$ and run to the left in a Northeasterly direction for 268.31 feet; thence turn an interior angle of $207^{\circ}28'27''$ and run to the right in a Northeasterly direction for 316.42 feet to the Northeast corner of said quarter-quarter section; thence turn an interior angle of $122^{\circ}33'43''$ and run to the left in a Northerly direction along the accepted East line of the Southwest quarter of the Northeast quarter of said Section 5 for 110.00 feet; thence turn an interior angle of $142^{\circ}35'19''$ and run to the left in a North-westerly direction for 1567.19 feet to a point on the North line of the Southwest quarter of the Northeast quarter of said Section 5, thence turn an interior angle of $129^{\circ}24'50''$ and run to the left in a Westerly direction along said North line and along the accepted North line of the Southeast quarter of the Northwest quarter of said Section 5 for 608.48 feet to the centerline of a 100 foot CSX Transportation railroad right-of-way; thence turn an interior angle of $118^{\circ}49'18''$ and run to the left in a Southwesterly direction along said centerline for 3015.37 feet to a point on the accepted South line of the Northwest quarter of the Southwest quarter of said Section 5; thence turn an interior angle of $61^{\circ}14'31''$ and run to the left in an Easterly direction along said South line and along the accepted south line of the Northeast quarter of the Southwest quarter of said Section 5 for 1780.79 feet to the point of beginning.

Containing 111.580 acres, more or less.

TOGETHER WITH a perpetual non-exclusive easement twenty (20) feet in width for (i) ingress and egress on, over, and across an existing road and (ii) the installation, operation, maintenance, and removal of underground utilities, the location of said easement being described as "Easement A" and "Easement B" below, which road currently provides access to the above-described property from South Shades Crest Road.

Easement "A"

An easement running along an existing road, said road extending from the Easterly line of the subject property to the North line of the Northeast quarter of the Northwest quarter of said Section 5 and being more particularly described as follows: Commence at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama and run in an Easterly direction along the North line of said 1/4-1/4 section for 370.00 feet; thence deflect $50^{\circ}35'10''$ and run to the right in a Southeasterly direction for 424.08 feet to the Point Of Beginning of the herein described centerline; thence deflect $116^{\circ}19'13''$ and run to the left in a Northeasterly direction along the centerline of an existing paved road for 78.51 feet; thence deflect $60^{\circ}00'00''$ and run to the left in a Northwesterly direction along said centerline for 518.67 feet; thence run along the arc of a curve to the right having a central angle of $15^{\circ}32'53''$ and a radius of 1000.00

feet in a Northwesterly direction along said centerline for 271.36 feet; thence run tangent to the last described curve in a Northwesterly direction along said centerline for 846.96 feet; thence run along the arc of a curve to the right having a central angle of 8°17'08" and a radius of 925.0 feet in a Northwesterly to Northerly direction along said centerline for 133.76 feet to a point on the North line of the Northeast quarter of the Northwest quarter of said Section 5, 1/4-1/4 section and being the end of the herein described centerline.

Easement "B"

An easement running along an existing road, said road extending from the Westerly line of Southwest quarter of the Southeast quarter of Section 32, Township 19 South, Range 3 West, Jefferson County, Alabama to the Southerly right-of-way of South Shades Crest Road and being more particularly described as follows: Commence at the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 32 and run in a Southerly direction along the West line of said 1/4-1/4 section for 307.11 feet to the Point Of Beginning of the herein described centerline; thence deflect 174°06'05" and run to the left in a Northerly direction along said centerline for 291.75 feet; thence run along the arc of a curve to the left having a central angle of 20°59'23" and a radius of 400.00 feet in a Northerly direction along said centerline for 146.54 feet; thence run tangent to the last described curve in a Northwesterly direction along said centerline for 694.0 feet, more or less, to the Southerly right-of-way of South Shades Crest Road and the end of the herein described centerline.

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

Grantor's Name:	Brock's Gap Training Center, Inc.	Grantee's Name:	Signature BG, LLC
Mailing Address:	P. O. Box 360062 Birmingham, Alabama 35236	Mailing Address:	3545 Market Street Hoover, Alabama 35226
Property Address:	3721 South Shades Crest Road Birmingham, Alabama 35244	Date of Sale:	October <u>16</u> , 2023
Property Description:	111.58 acres, more or less, located in Jefferson County, together with easement rights located in both Jefferson and Shelby Counties		Total Purchase Price: \$6,500,000.00 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: October 16, 2023.

GRANTOR:
Brock's Gap Training Center, Inc.

By: [Signature]
Name: MARIO AGUIRRE
Title: PRESIDENT

☒ Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2023 03:31:54 PM
\$6534.00 BRITTANI
20231020000311060

[Signature]

Form RT-1