

THIS INSTRUMENT WAS PREPARED BY:
Christopher Brockett, Esq./Christopher Hooks, Esq.
Robertson, Beasley, Shipley & Robinson, PLLC
315 N. 7th St.
Fort Smith, Arkansas 72901

^{T.P.}
California
STATE OF ALABAMA)
^{T.P.}
Sonoma
COUNTY OF SHELBY)

IVIEAL01

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **200 South Colorado, LLC**, a Texas limited liability company (herein "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **FCPT Holdings, LLC**, a Delaware limited liability company (the herein "Grantee"), the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real estate lying and being in the County of Shelby State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

The legal description and the grantor/grantee information herein have been provided by the client. The attorney and the law firm take no responsibility for, and make no claim regarding, the accuracy of this information.

TO HAVE AND TO HOLD THE Property, together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property. Said Property being subject, however, to the permitted exceptions attached hereto as **Exhibit B**, if any.

AND THE UNDERSIGNED Grantor, for itself, its successors and assigns does hereby and in consideration of the Property, warrant and will forever defend the title to the above described and hereby granted Property against all acts of all persons claiming by, through or under Grantor, but not further or otherwise.

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Appraisal
☐ Other
☒ Closing Statement

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 111 Santa Rosa Ave, Ste #400
Santa Rosa, CA 95404

Grantee's Address: c/o Four Corners Property Trust
591 Redwood Highway,
Suite 3215
Mill Valley, CA 94941

Property Address: 6612 Tattersall Lane
Birmingham, AL 35242

Purchase Price: \$2,953,311.00

The undersigned Grantor does hereby attest to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

[Remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, Leland Doan, in his capacity as Member-Manager of 200 South Colorado, LLC, has caused this instrument to be executed for and as the act of said 200 South Colorado, LLC, on this the 30th day of October 2024.

200 South Colorado, LLC

By: Leland Doan
Leland Doan,
its member-manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

) SS.

COUNTY OF Sonoma)

On October 30, 2024 before me, Tracey Parish, Notary Public
(insert name and title of the officer)

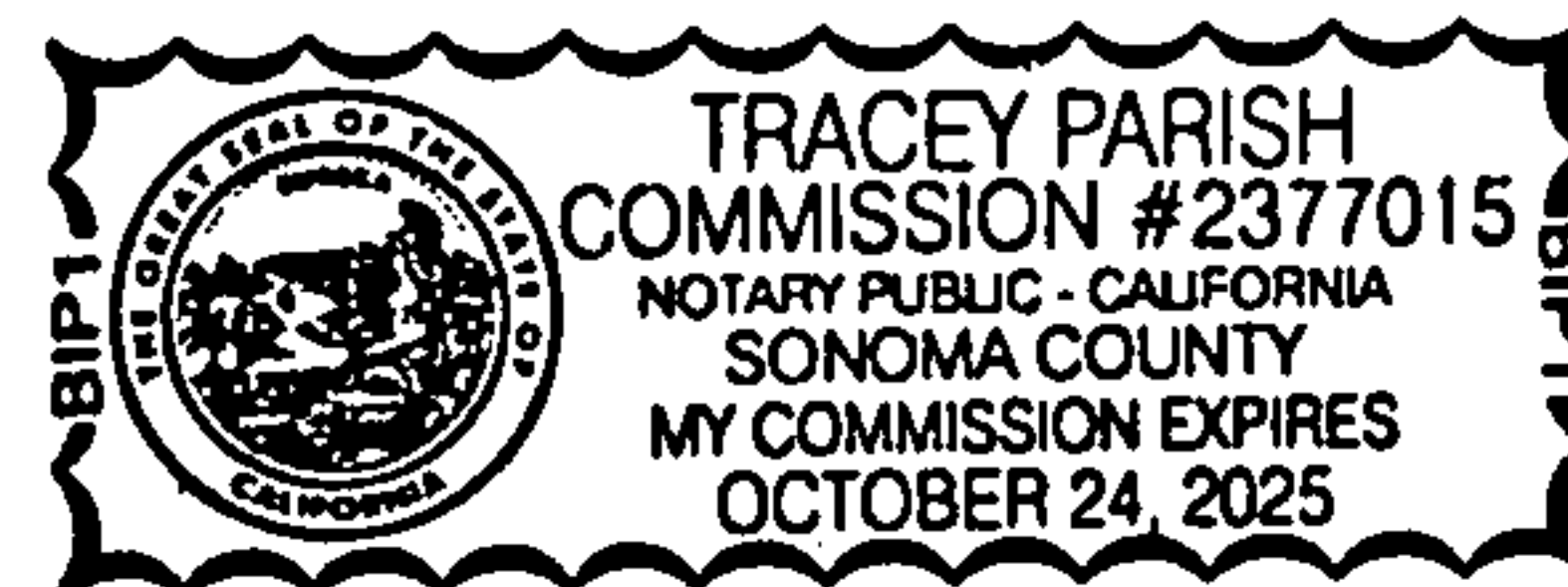
personally appeared Leland Doan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tracey Parish

(Seal)



Send Tax Notice To:
FCPT Holdings, LLC
c/o Four Corners Property Trust
591 Rdwood Highway, Suite 3215
Mill Valley, CA 94941
Attn: General Counsel

Poor Quality

EXHIBIT A
200 SOUTH COLORADO, LLC TO FCPT HOLDINGS, LLC

The street address of the Premises is 6612 Tattersall Lane, Birmingham, AL 35242.

The Premises includes the following described commercial real property, the building located thereon and all other improvements to that real property:

Lot 3A, according to the Amended Map of Tattersall Park Resurvey No. 5, as recorded in Map Book 50, Page 84, in the Probate Office of Shelby County, Alabama.

Together with access and other easements and privileges set forth in Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Real 314, Page 506, First Amendment to Declaration as recorded in Instrument 1996-531, Second Amendment to Declaration as recorded in Instrument 1996-532, Third Amendment to Declaration as recorded in Instrument 2000-38942, Assignment of Developers as recorded in Instrument 2001-35832, Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060, Assignment of Developers rights as recorded in Instrument 20160512000163130, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Any claim 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 Land or produced from the Land, 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 excepted in (a) or (b) appear in the Public Records.
2. Taxes and assessments for the year 2024, a lien now due and payable, but not yet delinquent, and subsequent years.
3. Easements(s), building line(s), notes and restrictions as shown on recorded map, Map Book 50, Page 84.
4. Easement granted to Alabama Power Company recorded as Instrument # 20160721000255090 and Instrument # 20200825000371270 in the Probate Office of Shelby County, Alabama.
5. Minerals and mining rights set out in Deed Book 60, Page 260; Deed Book 4, Page 493, and Deed Book 4, Page 495, in the Probate Office of Shelby County, Alabama.
6. Covenant and Agreement for Water Service as set forth in instrument recorded in Real 235, Page 574, in the Probate Office of Shelby County, Alabama.
7. Greystone Commercial Declaration of Covenants, Conditions and Restrictions appearing of record Real 314, Page 506, First Amendment to Declaration as recorded as Instrument # 1996-531, Second Amendment to Declaration as recorded as Instrument # 1996-532, Third Amendment to Declaration as recorded as Instrument # 2000-38942, and Fourth Amendment to Declaration as recorded as Instrument # 20211027000520470, Assignment of Developer Rights as recorded as Instrument # 2001-35832, Confirmation of Approval and Waiver as recorded as Instrument # 20020911000436060, Assignment of Developer Rights as recorded as Instrument # 20160512000163130, in the Probate Office of Shelby County, Alabama.
8. Notice Regarding Availability of Sanitary Sewer Service executed by SWWC Utilities Inc. as recorded as Instrument # 20131204000469370, in the Probate Office of Shelby County.
9. Restrictive Use and Reciprocal Easement Agreements as set out in instrument(s) recorded as Instrument # 20150213000048170, as modified by Amendment

recorded as Instrument # 20181031000385880; Instrument # 20161214000455550; Instrument # 20170224000065890; Instrument # 20170921000343260; Instrument # 20171017000377670; Instrument # 20181017000367070; Instrument # 20181102000389880; Instrument # 20190116000017970; Instrument # 20190628000232100, and Instrument # 20190823000310590, in the Probate Office of Shelby County, Alabama.

10. Restrictive Use and Reciprocal Easement Agreement by and between EBSCO Industries Inc., a Delaware corporation and CBH Properties Hoover, LLC, an Alabama limited liability company as recorded as Instrument # 20200527000212180, in the Probate Office of Shelby County, Alabama.
11. Right of way granted to Alabama Power Company as set out in instrument(s) recorded as Instrument # 20200825000371270.
12. Rights of utilities, if any to land vacated as Instrument # 20190409000116050.
13. Rights of Christian Brothers Automotive Corporation, as tenant, with no right of first refusal, first offer, or purchase option, under that certain unrecorded Restated Commercial Lease Agreement dated November 24, 2021 as disclosed by Memorandum of Lease by and between 200 South Colorado, LLC, a Texas limited liability company and Christian Brothers Automotive Corporation, a Texas corporation as recorded as Instrument # 20211129000568810, in the Probate Office of Shelby County, Alabama.
14. Right of way to Alabama Power Company as recorded in Deed Book 109, Pages 500, 501, and 505; Deed Book 112, Page 517, and Deed Book 239, Page 214 as affected by Disclaimer filed as Instrument # 20090204000035560.
15. 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 Christopher S. Denham, PLS of Denham Land Surveyors LLC for The Matthews Company, Inc. on September 19, 2024, last revised *, designated Job No. 24-09-03-03005:
 * October 17, 2024
 - a. Overhead electrical line and guy wire extend across the Northwesterly boundary line of the Land with no apparent 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 200 South Colorado, LLC
 Mailing Address 111 Santa Rosa Ave #400
Santa Rosa CA
95001

Grantee's Name ELPT Holdings, LLC
 Mailing Address 541 Redwood Hwy
3215
Mill Valley CA 94941

Property Address 6612 Tatterfall Ln
Birmingham AL
35242

Date of Sale 10/31/2024
 Total Purchase Price \$ 2,953,311.00
 or
 Actual Value \$
 or
 Assessor's Market Value...\$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2024 02:51:56 PM
 \$2993.50 PAYGE
 20241101000341720



Ann S. Byrd

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 10/30/23

Print

Leland Doan

Unattested

Sign ☒

Leland Doan

(verified by)

(Grantor/Grantee/Owner/Agent) circle one