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03/05/2025 08:40:12 AM
DEEDS 1/6

RECORDING REQUESTED BY:
First American Title Insurance Company
National Commercial Services

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
First American Title Ins. Co.
385 E Colorado Blvd. Suite 205
Pasadena, CA 91101

Space Above This Line for Recorder's Use Only

File No.: NCS-1244966-SA1

STATUTORY WARRANTY DEED

Purchase Price: \$10,650,000.00
Loan Amount: \$10,856,000.00
Consideration amount: \$100.00
Transfer Tax: \$1.00

THIS INSTRUMENT PREPARED BY:

Stuart M. Jones, Jr.
Troutman Pepper Locke LLP
301 S. College Street
Suite 3400, Charlotte, NC 28202

SEND TAX NOTICE TO:

MSC Caldwell Mill, LLC
c/o Morningstar Properties, LLC
725 Park Center Drive
Matthews, North Carolina 28105
Attention: Matt Shapiro

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

APN: 10-5-15-0-001-040.000

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 20th day of February, 2025, by **COOL BOX, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **MSC CALDWELL MILL, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) 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 the Grantee, that certain real property situated in the City of Birmingham, Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES
UES-1244966-541

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

Cool Box, LLC
Post Office Box 1569
Pelham, AL 35124
Attention: Philip Crane

MSC Caldwell Mill, LLC
c/o Morningstar Properties, LLC
725 Park Center Drive
Matthews, North Carolina 28105
Attention: Matt Shapiro

Property Address: 5215 Caldwell Mill Road, Birmingham, Alabama 35242

Purchase Price: \$10,650,000.00

The Purchase Price of the Property can be verified on the Closing Statement for this transaction.

[Signature appears on following page]

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

GRANTOR:

COOL BOX, LLC,
an Alabama limited liability company

By: Philip S Crane
Name: Philip S. Crane
Title: Manager

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Philip S. Crane whose name as Manager of **COOL BOX, LLC**, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 18 day of February, 2025.

James R Hatcher, Jr
Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

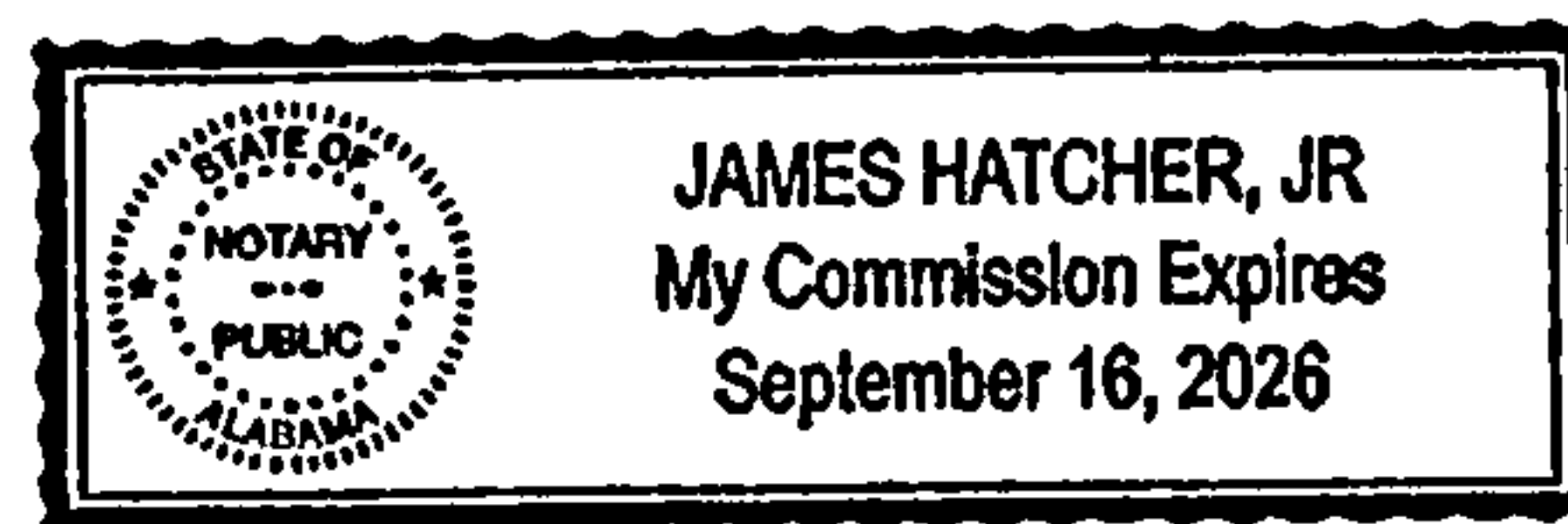


EXHIBIT A

LEGAL DESCRIPTION

Lot 2A according to the Map of a Resubdivision of Lot 2 of Tacala Valley and Lot 1 of the Aced Subdivision, as recorded in Map Book 60, Page 48 in the Probate Office of Shelby County, Alabama.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Rights of tenants under outstanding unrecorded leases as shown on the rent roll provided by Grantor to Grantee on or about the date hereof with no right of first refusal or purchase option.
3. Right of way granted to Alabama Power Company as recorded in Deed Book 129, Page 560, Deed Book 186, Page 220, and Inst. # 20170825000310420, in the Probate Office of Shelby County, Alabama, as approximately shown on that certain ALTA/NSPS Land Title Survey prepared by Bock & Clark, an NV5 Corporation (Surveyor Project No. 24-201-002).
4. Right of Way granted to Shelby County, Alabama as recorded in Deed Book 177, Page 91, Deed Book 216, Page 15, and Deed Book 216, Page 16 in the Probate Office of Shelby County, Alabama.
5. Adjoining shed crossing over the northern Property line by 3.84', as shown on the Survey.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2025 08:40:12 AM
\$38.00 PAYGE
20250305000065000

Allen S. Bayl