

20201228000591670  
12/28/2020 08:43:36 AM  
DEEDS 1/5

**PROPERTY ADDRESS:**

5405 and 5407 U. S. Hwy 280  
Hoover, AL 35242

**THIS INSTRUMENT WAS PREPARED BY:**

Stephen P. Leara, Esq.  
GALLOWAY, SCOTT & HANCOCK, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209  
Telephone: (205) 949-5580

**Send Tax Notice To:**

Drakos Properties, LLC  
5409 U. S. Hwy 280  
Birmingham, AL 35242  
Attn: George A. Drakos, Manager

**WARRANTY DEED**

STATE OF ALABAMA    )  
  :  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE THOUSAND and No/100 (\$1,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, DRAKOS FAMILY PARTNERSHIP, an Alabama general partnership whose mailing address is 5409 U. S. Hwy 280, Hoover, AL 35242 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **DRAKOS PROPERTIES, LLC, an Alabama limited liability company** whose mailing address is 5409 U. S. Hwy 280, Hoover, AL 35242 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama, to-wit:

**Parcel I:**

Lot 2-B, according to the Survey of The Crossroads Addition to Hoover Plat No. 3, as recorded in Map Book 45, pg. 46, in the Probate Office of Shelby County, Alabama.

**Parcel II:**

Lot 3, according to the Survey of The Crossroads Addition to Hoover, as recorded in Map Book 31, pg. 121, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. That certain Mortgage from Drakos Family Partnership to ServisFirst Bank in the amount of \$7,100,000.00, dated 1/23/2017, and recorded in Instrument No. 20170131000037220 together with the Assignment of Rents and Leases recorded in Instrument No. 20170131000037230.
2. UCC recorded in Instrument Number 20170131000037240, filed 1/31/2017, from Drakos Family Partnership, debtor, to ServisFirst Bank, creditor.
3. That certain Mortgage from Drakos Family Partnership to ServisFirst Bank in the amount of \$250,000.00, dated 10/10/2019, and recorded 11/22/2019 in Instrument No. 20191122000436410.
4. Taxes or assessments for 2021 and subsequent years that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
5. Easements and building lines as shown on recorded map.
6. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument Number 20050204000056220, as recorded in the Probate Office of Shelby County, AL.
7. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in

Instrument Number 20040122000037120 and Instrument Number 20151005000349530, in the Probate Office of Shelby County, Alabama.

8. Easement to Starbucks Corporation as recorded in Instrument Number 20040507000241250, in the Probate Office of Shelby County, Alabama.
9. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real Volume 314, Page 506; Instrument Number 1996-531; Instrument Number 1996-532 and Instrument Number 2000-38942, in the Probate Office of Shelby County, Alabama.
10. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 109 Page 491; Deed Book 141 Page 180; and Deed 109 Page 499, in the Probate Office of Shelby County, Alabama.
11. Right of way granted to Shelby County as set forth in Final Record 13 Page 330; Deed 95 Page 519; and Deed 135 Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Right of way granted to State of Alabama as set forth in Instrument Number 1993-3977 and Deed 253 Page 844, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Restrictions, limitations and conditions as set out in Map Book 28 Page 79, Map Book 30 Page 62; Map Book 31 Page 121; and Map Book 45 Page 46 in the Probate Office of Shelby County, Alabama.
14. Covenant and Agreement for water service as set out in Real Book 235 Page 574; Instrument Number 1992-20786 and Instrument Number 1993-20840 in the Probate Office of Shelby County, Alabama.
15. Rights of others in and to the use of various easements as shown on recorded plats.
16. Restrictions, Easements, Covenants and thirty-foot utility easement as set out in deed recorded in Instrument Number 20040503000229830 in the Probate Office of Shelby County, Alabama.
17. Right of First Refusal as set forth in Deed recorded in Instrument Number 20040503000229830, in the aforesaid Probate Office.

18. Commercial Lease by and between Drakos Family Partnership (Landlord) and Starbucks Corporation (Tenant) as recorded in Instrument Number 20040507000241240, in the aforesaid Probate Office.

19. Easement to Alabama Power Company as recorded in Instrument Number. 20050204000058200, in the aforesaid Probate Office.

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

Grantor does and for its successors and assigns, covenants and agrees with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances (except as otherwise set forth above), that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the above-described property against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 10<sup>th</sup> of December, 2020.

DRAKOS FAMILY PARTNERSHIP,  
an Alabama general partnership

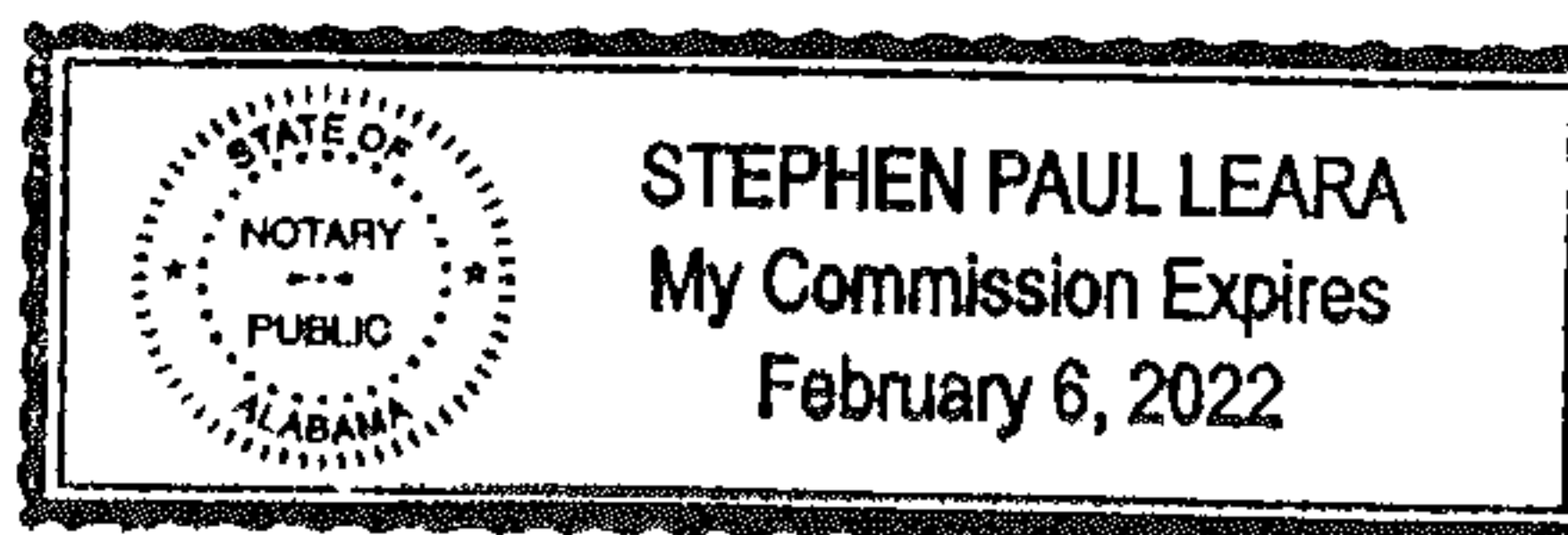
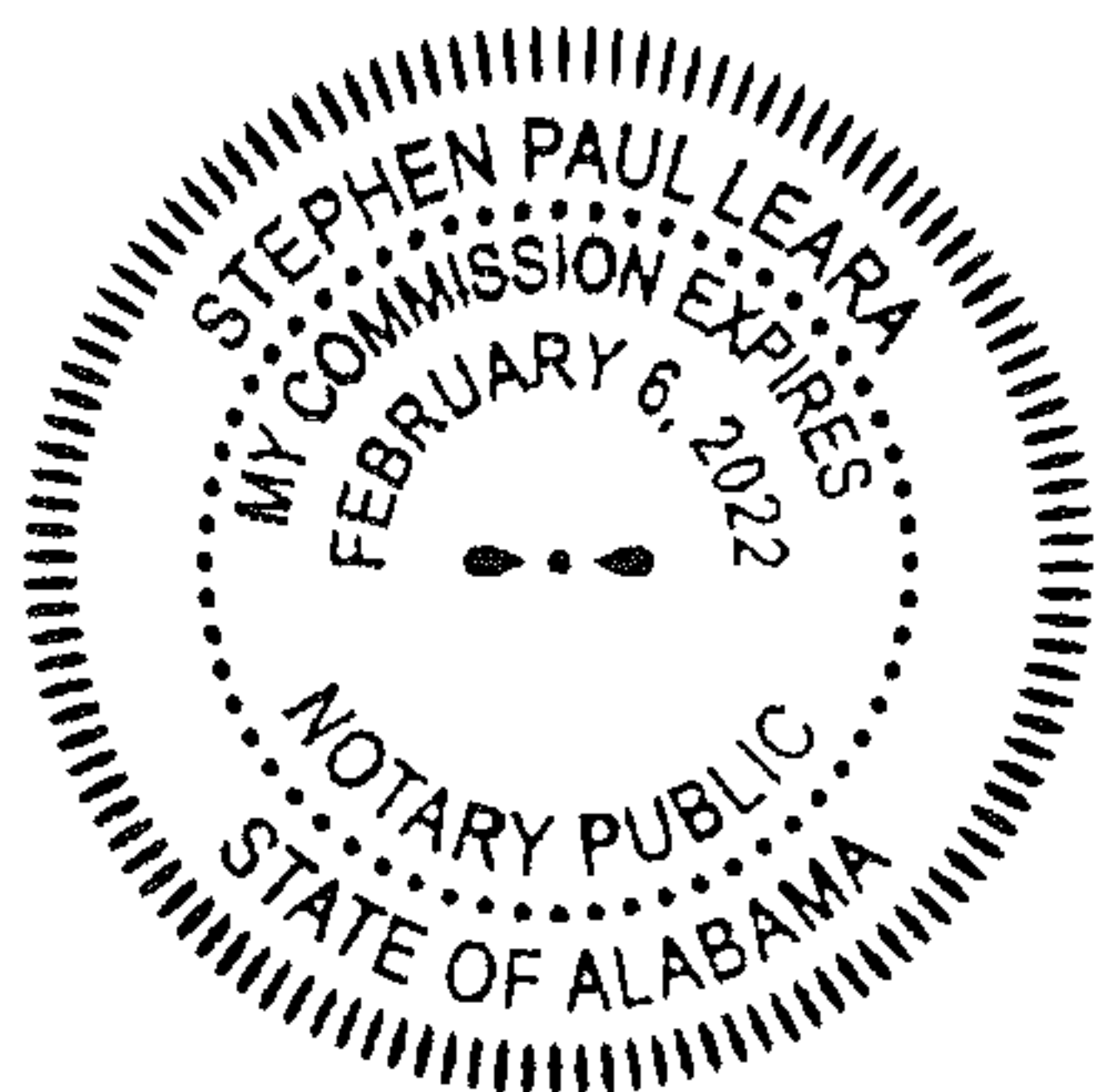
By: *George A. Drakos*  
George A. Drakos  
Its: Authorized Partner

STATE OF ALABAMA     )  
                                      :  
SHELBY COUNTY         )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that George A. Drakos, whose name as Authorized Partner of Drakos Family Partnership, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such general partner and with full authority executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2020.

*Stephen Paul Leara*  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_





**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Drakos Family Partnership</u>	Grantee's Name	<u>Drakos Properties, LLC</u>
Mailing Address	<u>5409 US Hwy 280</u> <u>Hoover, AL 35242</u>	Mailing Address	<u>5409 US Hwy 280</u> <u>Hoover, AL 35242</u>
Property Address	<u>5405 US Hwy 280</u> <u>5407 US Hwy 280</u> <u>Hoover, AL 35242</u>	Date of Sale	<u>12-10-2020</u>
		Total Purchase Price	<u>\$ 1,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 12-23-2020

Print Stephen P. Leara



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
(verified by)  
Shelby County, AL  
12/28/2020 08:43:36 AM  
\$35.00 JESSICA  
20201228000591670

Sign *Stephen P. Leara*  
(Grantor/Grantee/Owner/Agent) circle one

*Allie S. Bayl*