

20220721000286860  
07/21/2022 11:09:09 AM  
DEEDS 1/5

**PREPARED BY AND  
WHEN RECORDED RETURN TO:**

Phillip D. Corley, Jr.  
Wallace, Jordan, Ratliff & Brandt, LLC  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Property Address:  
669 1st Street Southwest  
Alabaster, AL 35007  
Tax Parcel ID : 23 1 02 1 002 024.001

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of 12<sup>th</sup> JULY, 2022, by AVONDALE DEVELOPMENT COMPANY, a Tennessee corporation, whose address is 310 North Blythe Avenue, Gallatin, Tennessee 37066 ("Grantor"), in favor of EZ ASSETS, LLC, an Alabama limited liability company, whose address is 3926 BUTLER SPRINGS ("Grantee").  
HOOVER, AL 35226

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Alabaster, Shelby County, Alabama (the "Property"), as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to the taxes and other matters set forth on Exhibit B attached hereto and incorporated herein by this reference; however, this reference shall not serve to reimpose the same.

*[Signature page follows]*

**The Purchase Price of \$1,100,000.00 is secured by a mortgage in favor of Bank of America in the amount of \$1,100,000.00 and recorded simultaneously herewith.**

**Source of Title:**

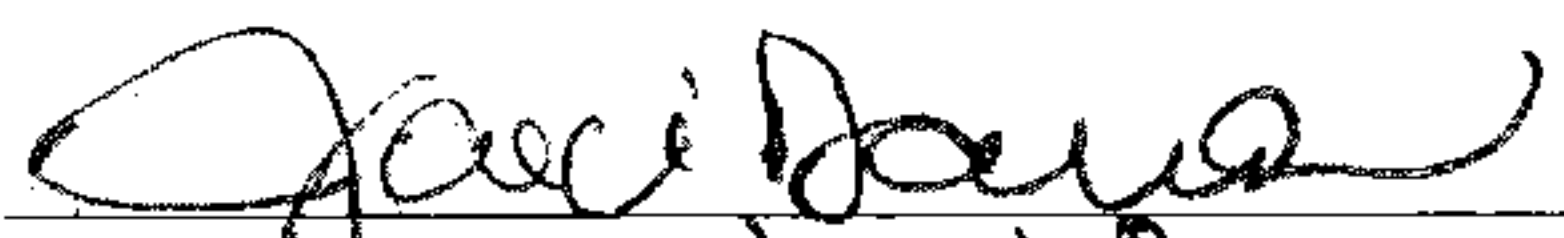
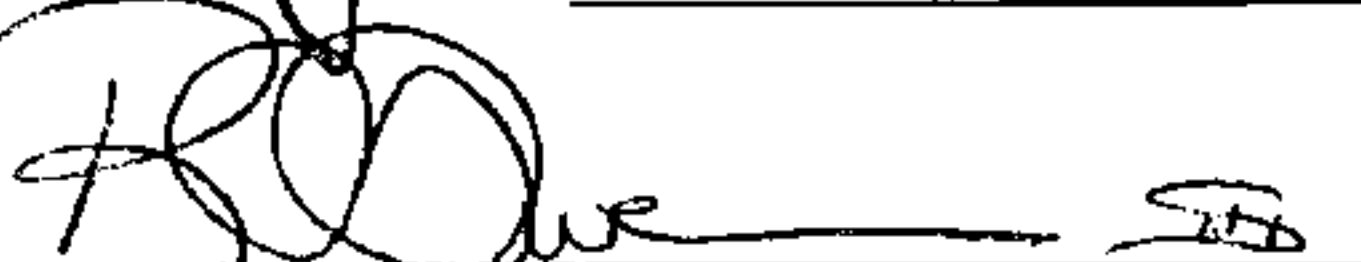
**Statutory Warranty Deed from Frank C. Ellis, Jr. to R.C. Owen Company , dated 3/1/1999, and recorded on 3/4/1999, Instrument # 19990304000089661;**

**Statutory Warranty Deed from Interstate Restaurant Investors, LLP to R.C. Owen Company, dated 3/2/1999, and recorded on 3/4/1999, Instrument #: 19990304000089651 .**

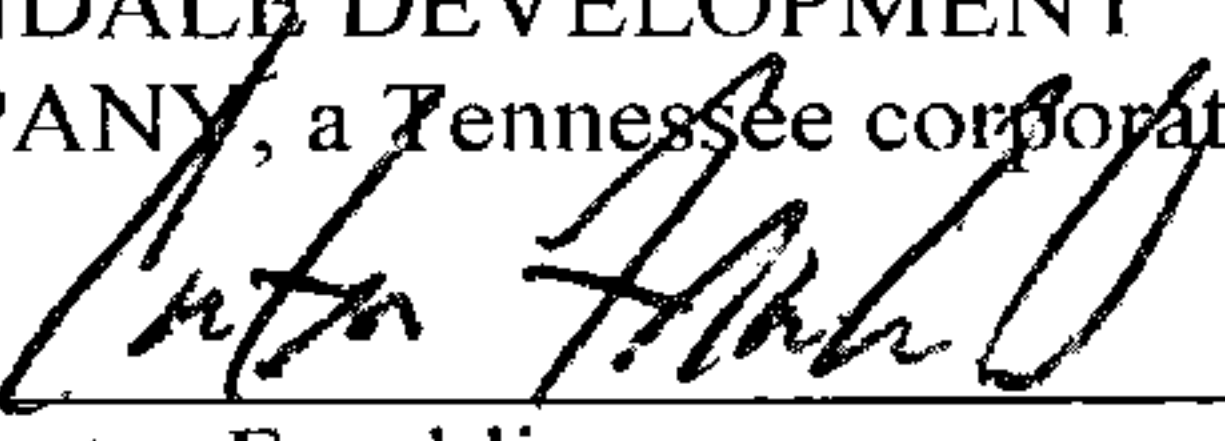
IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

  
Print Name: Jacci Barrow  
  
Print Name: R.C. Owen III

AVONDALE DEVELOPMENT  
COMPANY, a Tennessee corporation

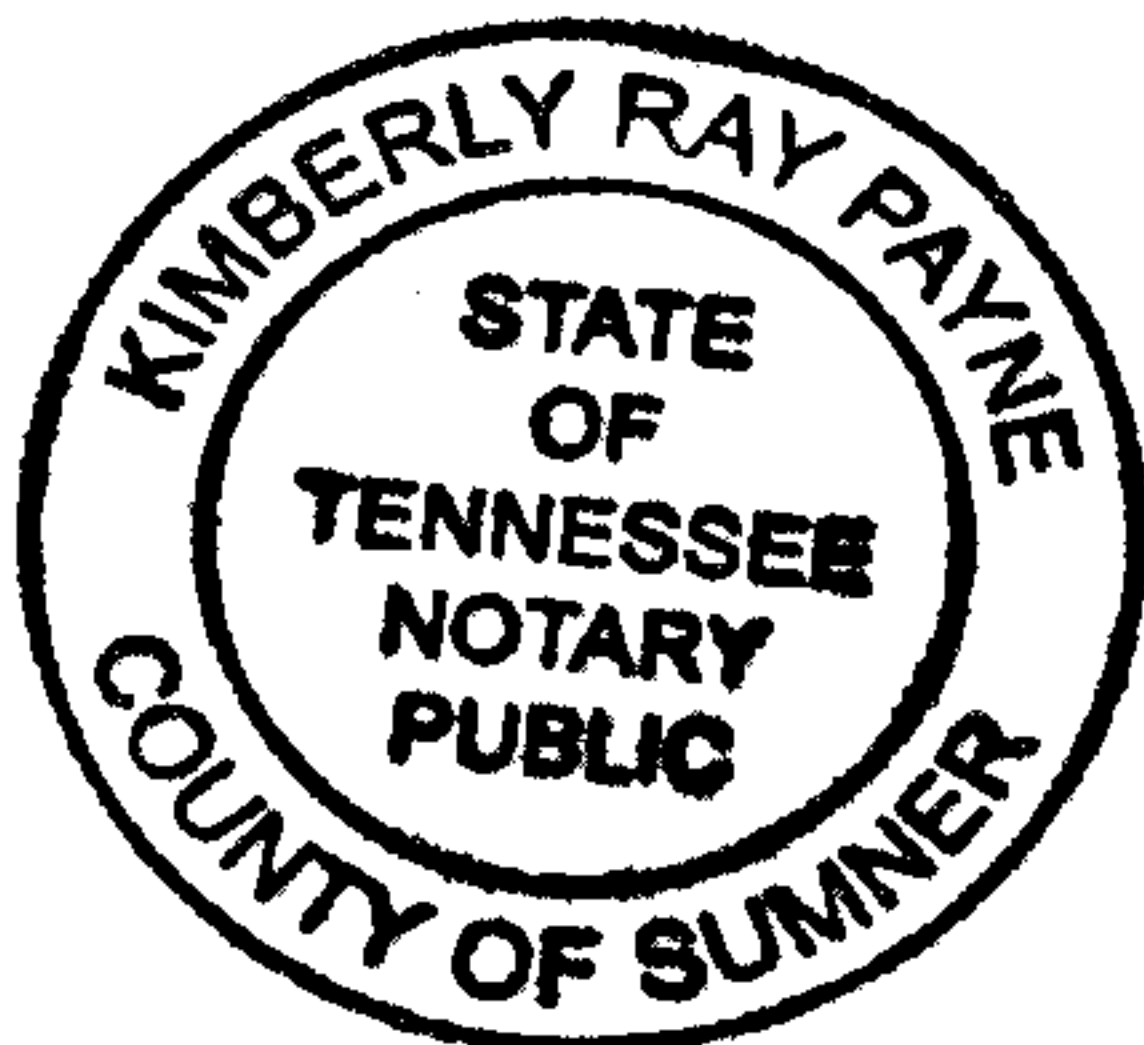
By:   
Carter Franklin  
Its: President


STATE OF TENNESSEE

COUNTY OF Sumner

I, Kimberly Ray Payne a Notary Public, in and for said County in said State, hereby certify that Carter Franklin whose name as President of the AVONDALE DEVELOPMENT COMPANY, a corporation, 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 officer and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand this the 12 day of July, 2022.



  
Notary Public, State of Tennessee  
Print Name: Kimberly Ray Payne  
My Commission Expires: 4.22.2026  
Commission No.: NA

[NOTARIAL SEAL]

**EXHIBIT A**

**TO SPECIAL WARRANTY DEED**

Description of the Real Property

A parcel of land situated in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at an iron pin found, purported to be the NE corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, also being the point of beginning of said Parcel I: thence with a right interior angle of 33 deg. 07min. 45 sec. from a point South on the East line of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 2, proceed in a Southwesterly direction, 180.57 feet to an iron pin set; thence with a left interior angle of 59 deg. 48 min. 13 sec., proceed in a Northwesterly direction, 361.47 feet to a cross set in a concrete curb, said point being a curve to the right, said curve having a central (delta) angle of 8 deg. 51 min. 53 sec., a radius of 1284.89 feet and an arc length of 198.80 feet; thence with a left interior angle of 90 deg. to tangent of said curve, proceed in a Northeasterly direction, along the arc of said curve, 198.80 feet to a cross set in a concrete curb; thence with a left interior angle of 129 deg. 01 min. 57 sec. from the tangent of said previous curve, proceed in a Southeasterly direction, 199.57 feet to a point; thence with a left interior angle of 90 deg. 01 min. 43 sec., proceed in a Southwesterly direction, 164.56 feet to the point of beginning of said parcel; being situated in Shelby County, Alabama.

Less and except that property dedicated to the City of Alabaster for a Public Road in Inst. No. 1993-32900.

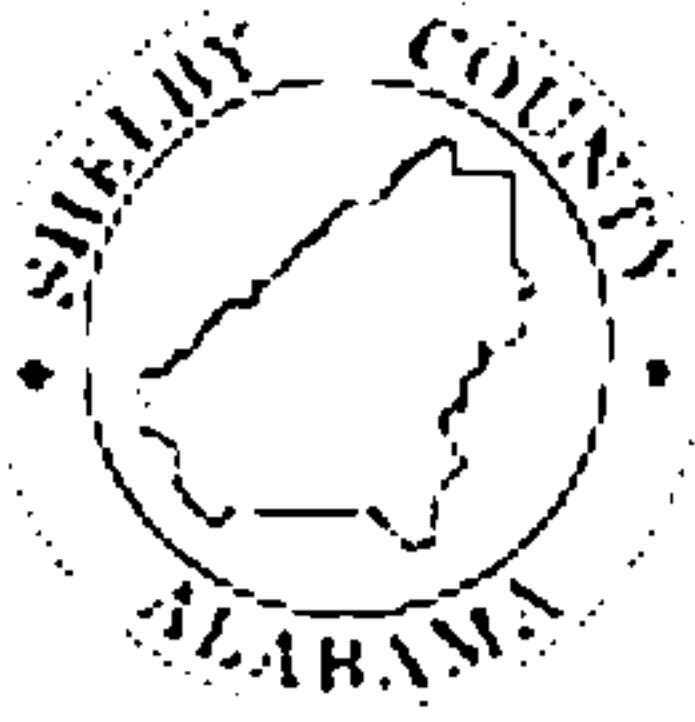
Also, less and except that property conveyed to the State of Alabama in Inst. No. 1993-28503.

EXHIBIT B  
TO SPECIAL WARRANTY DEED

Title Exceptions

1. Rights of the public in streets and highways adjoining the Property, if any.
2. Zoning and building laws, ordinances, resolutions and regulations;
3. Real estate taxes for and assessments for public improvements for the year of 2022 and subsequent years which are not delinquent and not yet due and payable.
4. Set back lines, easements, rights of way, encroachments, boundary line disputes and other matters which would be disclosed by an accurate survey and inspection of the Property.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
6. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 285, Page 500.
7. Easement to Alabama Water Company as recorded in Deed Book 146, Page 211.
8. Easement created in Instrument No. 1996-31472.
9. Utility and Roadway Maintenance Easement recorded in Instrument No. 1996-32900.





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/21/2022 11:09:09 AM**  
**\$35.00 BRITTANI**  
**20220721000286860**

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Avondale Development Company  
 Mailing Address 310 BLYTHE AVE  
GALLATIN, TN 37066-2208 USA

Grantee's Name EZ Asset, LLC  
 Mailing Address 635 BAYHILL ROAD  
HOOVER, AL 35244 USA

Property Address 669 1st Street Southwest  
Alabaster, AL 35007

Date of Sale 7/12/2022

Total Purchase Price \$ 1,100,000.00

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 7/21/2022

Print Arthur Andrew Jenkins

I Inattested

Sign