

This Instrument Prepared By:

F. Wade Steed, Esq.
Dempsey Steed, PC
1740 Oxmoor Road, Suite 100
Homewood, Alabama 35209

Send Tax Notice To:

BLUE AGAVE ENTERPRISES, LLC
1773 Tecumseh Trail
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)



20230117000012820 1/3 \$65.50
Shelby Cnty Judge of Probate, AL
01/17/2023 09:28:18 AM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Twenty-Five Thousand and 00/100 Dollars (\$525,000.00) and other good and valuable consideration to the undersigned, **CV & CB, LLC**, an Alabama limited liability company (the "Grantor"), in hand paid by **BLUE AGAVE ENTERPRISES, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

A parcel of land situated in Northeast Quarter of the Southeast Quarter of the Northeast Quarter, Section 26, Township 21 South, Range 1 West, in the Town of Columbiana, Shelby County, Alabama, more particularly described as follows:

Commence at the intersection of the East margin of the sidewalk on the east side of Main Street and the South margin of the sidewalk on the south side of East College Street, thence run in a Southerly direction along the East margin of the sidewalk on the east side of Main Street for a distance of 193.02 feet, to the Northwest corner of a brick building, currently located at 115 South Main Street and currently identified as the Western Auto store, said point being the Point of Beginning of the parcel herein described; thence along the North face of the exterior building wall, Easterly for a distance of 100.38 feet to the Northeast corner thereof; thence along the East face of the exterior building wall, Southerly for a distance of 66.89 feet, to the Southeast corner thereof; thence along the South face of the exterior building wall, Westerly for a distance of 100.42 feet, to the Southwest corner thereof; thence along the West face of the exterior building wall, Northerly for a distance of 66.40 feet to the Point of Beginning.

SUBJECT TO:

1. Ad Valorem Taxes for 2023, a lien but not yet due and payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

NOTE:

- (a) Grantor warrants that the above-described real estate is one and the same parcels of real estate described as set forth in the deeds recorded in Deed Book 229, Page 623, and Deed Book 231, Page 371, with the Judge of Probate of Shelby County, Alabama.
- (b) \$487,500.00 of the purchase price, the entire above consideration, was provided in the form of a loan and secured by a certain Purchase Money Mortgage, recorded of record with the Judge of Probate of Shelby County, Alabama, simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors and assigns of such forever, together with every contingent remainder and right of reversion.

And the said **Grantor**, for itself, its successors and assigns, does covenant with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said described real estate, and that it is free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said **Grantee**, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 12th day of January, 2023.

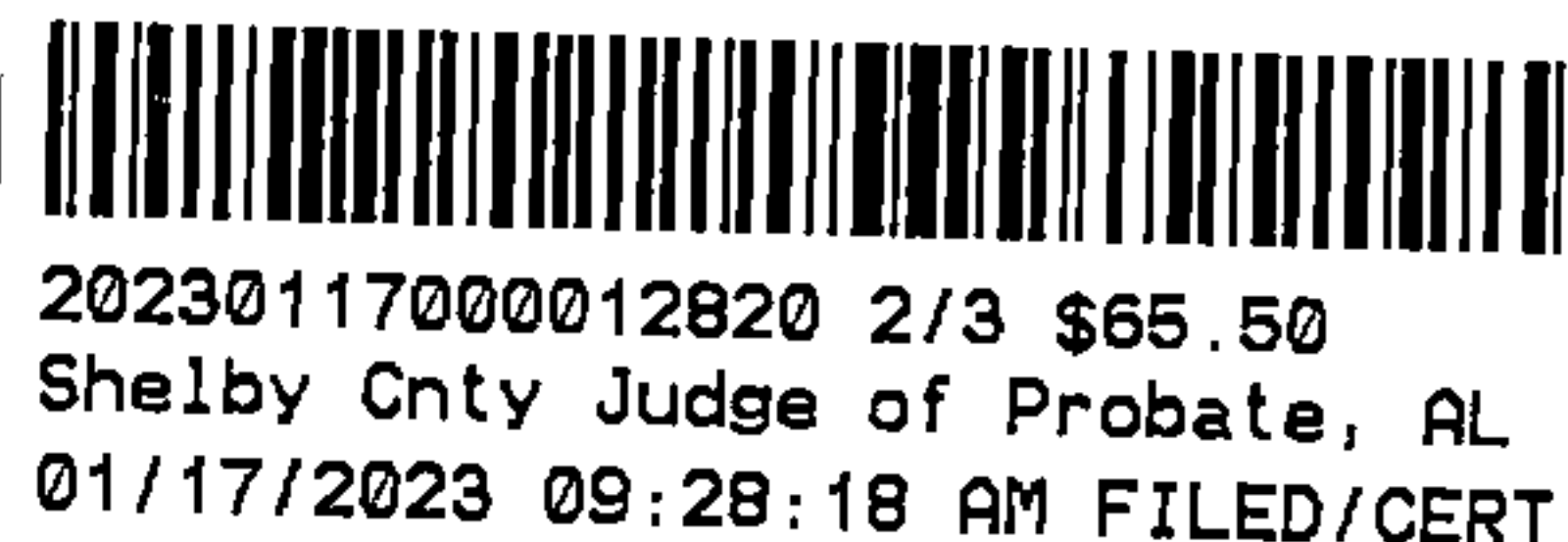
CV & CB, LLC

By:

Benard Tamburello

Its: Member/Manager

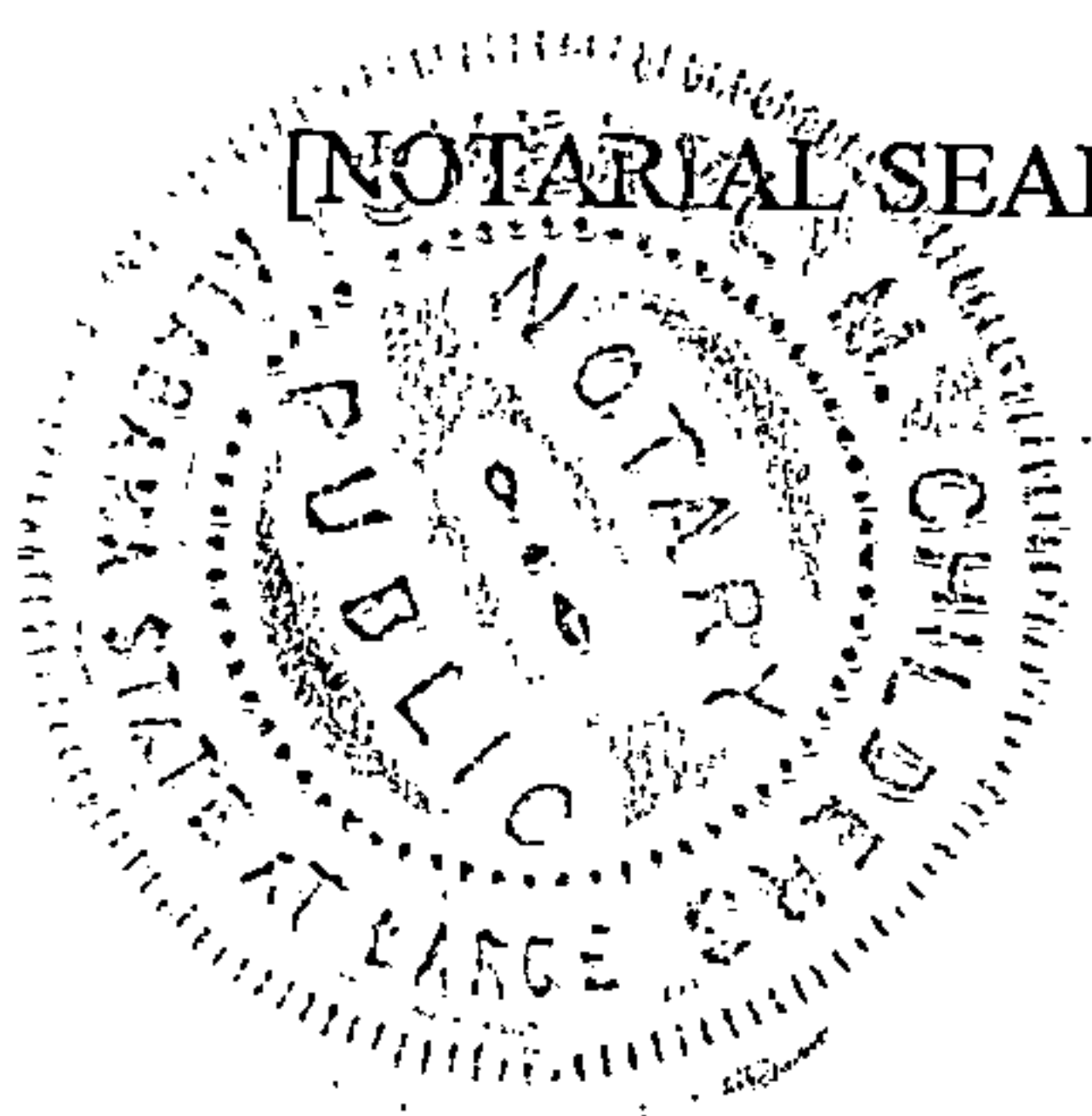
STATE OF ALABAMA)
JEFFERSON COUNTY)



Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Benard Tamburello, whose name as Member/Manager of CV & CB, LLC, an Alabama limited liability company, 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 the instrument, he, as said officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal this the 12th day of January, 2023.

[NOTARIAL SEAL]



Sheryl M. Childers

Sheryl M. Childers

Notary Public for the State of Alabama

My Commission Expires: March 8, 2026

By:

Steve Brown

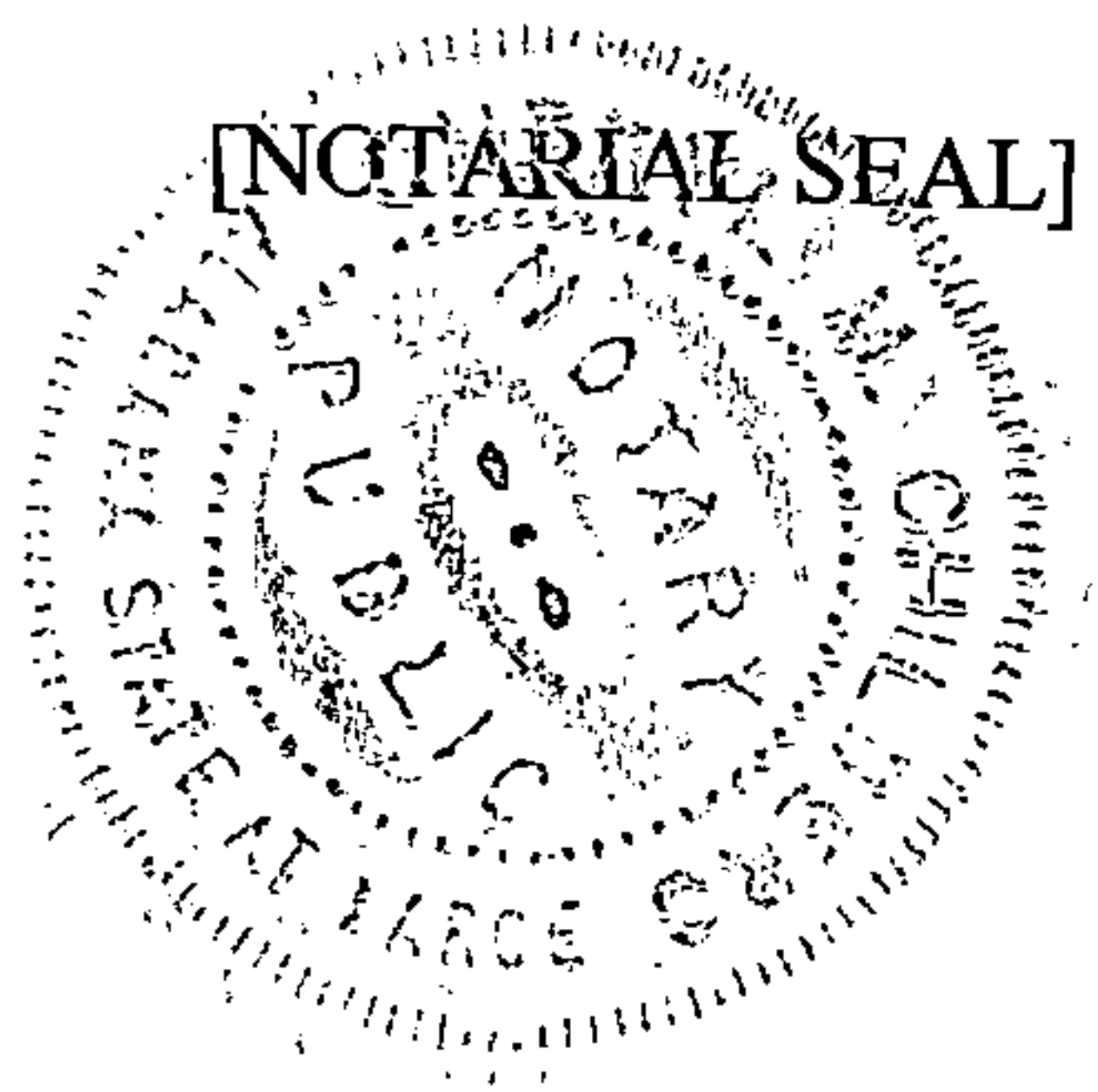
Its: Member/Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Brown, whose name as Member/Manager of CV & CB, LLC, an Alabama limited liability company, 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 the instrument, he, as said officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal this the 12th day of January, 2023.

[NOTARIAL SEAL]



Sheryl M. Childers

Sheryl M. Childers

Notary Public for the State of Alabama

My Commission Expires: March 8, 2026

Real Estate Sales Validation Form

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

Grantor's Name CV & CB, LLC
Mailing Address 1242 Buckhead Circle
Birmingham, Alabama 35216

Grantee's Name Blue Agave Enterprises, LLC
Mailing Address 1773 Tecumseh Trail
Pelham, Alabama 35124

Property Address 115 South Main Street
Columbiana, Alabama 35051

Date of Sale January 12, 2023
Total Purchase Price \$525,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

* Total Purchase Price was provided in the form of a loan secured by a Purchase Money Mortgage filed simultaneously herewith.

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 01/12/2023

☒ Unattested _____
(verified by)

Print CV & CB, LLC

By: Benard Tambourello, Member/Manager & Steve Brown, Member/Manager

Sign [Signature]
(Grantor/Grantee/Owner Agent) circle one

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