

STATE OF ALABAMA        )  
                                  :  
COUNTY OF SHELBY        )

  
20160104000000600 1/2 \$1599.00  
Shelby Cnty Judge of Probate: AL  
01/04/2016 09:35:28 AM FILED/CERT

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **THE BROADWAY GROUP, LLC**, an Alabama limited liability company (the herein “Grantor”) with mailing address of **216 Westside Square, Huntsville, Alabama, 35801**, for and in consideration of the sum of **ONE MILLION FIVE HUNDRED EIGHTY-ONE THOUSAND SIX HUNDRED AND NO/100 (\$1,581,600.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **ANGELINA C. LORANT (the herein “Grantee”)** with mailing address of **209 Montclair Circle, Birmingham, Alabama 35216**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real estate located at **9534 Highway 55, Harpersville, Alabama 35078**, lying and being in the County of SHELBY, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE NORTH 89 DEGREES 12 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 146.67 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 85.26 FEET TO A 5/8 INCH IRON PIN ALSO BEING LOCATED ON THE EAST RIGHT OF WAY MARGIN OF COUNTY ROAD 55; THENCE ALONG SAID EAST MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2101.37 FEET, AN ARC LENGTH OF 188.22 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 36 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 188.16 FEET TO A ½ INCH CAPPED IRON PIN (STAMPED CA541LS) LOCATED ON A RIGHT OF WAY FLANGE FOR COUNTY ROAD 55 AND US HIGHWAY 280; THENCE ALONG THE FLANGE NORTH 41 DEGREES 59 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 167.20 FEET TO A CONCRETE MONUMENT LOCATED ON THE SOUTH RIGHT OF WAY MARGIN OF U.S. HIGHWAY 280; THENCE ALONG SAID SOUTH MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5831.47 FEET, AN ARC LENGTH OF 75.35 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 27 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 75.35 FEET TO A ½ INCH OPEN TOP PIPE; THENCE LEAVING SAID SOUTH MARGIN SOUTH 1 DEGREES 17 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 322.35 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, and unto her respective successors, heirs and/or assigns. Said property being subject, however, to ad valorem taxes due October 1, 2016, and subsequent years, and further excepting any restrictions, rights-of-way and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama, and the rights of Dolgencorp, LLC, as tenant in possession.

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

Shelby County: AL 01/04/2016  
State of Alabama  
Deed Tax: \$1582.00

\_\_\_\_\_ Bill of Sale  
 \_\_\_\_\_ Sales Contract  
 X  Closing Statement  
 \_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Other \_\_\_\_\_

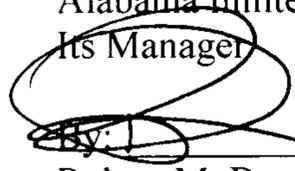
  
 20160104000000600 2/2 \$1599.00  
 Shelby Cnty Judge of Probate, AL  
 01/04/2016 09:35:28 AM FILED/CERT

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).

IN WITNESS WHEREOF, **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, has caused this instrument to be executed by its undersigned Manager, for and as the act of said limited liability company on this the 30<sup>th</sup> day of December, 2015.

THE BROADWAY GROUP, LLC, an Alabama limited liability company

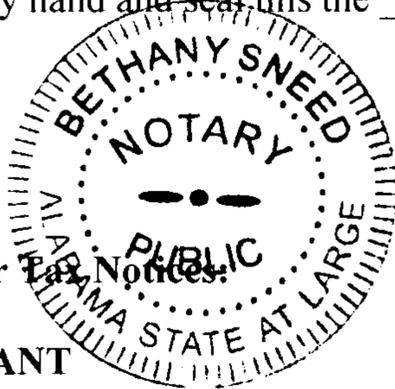
BY: BROADWAY MANAGEMENT, LLC, an Alabama limited liability company,  
Its Manager

  
 \_\_\_\_\_ (SEAL)  
 Robert M. Broadway, Manager

STATE OF ALABAMA     )  
                                  :  
MADISON COUNTY     )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **ROBERT M. BROADWAY**, whose name as Manager of **BROADWAY MANAGEMENT, LLC, an Alabama limited liability company in its capacity as Manager of THE BROADWAY GROUP, LLC, an Alabama limited liability company** 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 Manager, and with full authority, executed the same voluntarily for and as the authorized acts of said entities on the day the same bears date.

Given under my hand and seal this the 29 day of December, 2015.



  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: 9-17-2019

Grantee's Address for Tax Notices:  
**ANGELINA C. LORANT**  
**209 Montclair Circle**  
**Birmingham, AL 35216**

This Instrument Prepared By: BETHANY H. SNEED, Harrison, Gammons & Rawlinson, P.C., 2430 L & N Drive, Huntsville, Alabama 35801 1-256-533-7711