

20170504000155540  
05/04/2017 01:19:43 PM  
DEEDS 1/5

PROPERTY ADDRESS:  
Kent Dairy Road, Alabaster, Alabama  
Parcel # 23-6-14-2-001-001.005

SEND TAX NOTICE TO:  
Twin Tails, LLC  
552 Rosecrans Avenue  
Manhattan Beach, CA 90266

This instrument prepared by:  
Aaron B. Thomas  
Spain & Gillon, L.L.C.  
2117 Second Avenue North  
Birmingham, Alabama 35203

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of ONE MILLION NINETY THOUSAND and No/100 (\$1,090,000.00) DOLLARS (Total Purchase Price per sales contract) and other valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Veronica M. Raczkowski as Trustee of the Coco Palms Trust dated January 6, 2012**, whose mailing address is 708 California Street, Manhattan Beach, California 90266 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Twin Tails, LLC, an Alabama limited liability company**, whose mailing address is 552 Rosecrans Avenue, Huntington Beach, California 92648 (hereinafter referred to as Grantee) all that certain real property, located and situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit "B" attached hereto and incorporated herein by reference.

No word, words or provisions of this instrument are intended to operate as to imply any covenants of warranty, except that Grantor does hereby warrant and defend the title to said premises against the lawful claims of all persons, claiming by, through or under Grantor, but not

otherwise.

**TO HAVE AND TO HOLD**, the aforegranted premises to the said Grantee, its successors and assigns, **FOREVER**.

**IN WITNESS WHEREOF**, Grantor has executed and sealed this instrument, and delivered this instrument to Grantee, all this 3<sup>rd</sup> day of May, 2017.

**GRANTOR:**

**VERONICA M. RACZKOWSKI, as TRUSTEE  
OF THE COCO PALMS TRUST, Dated  
January 6, 2012**

By: \_\_\_\_\_

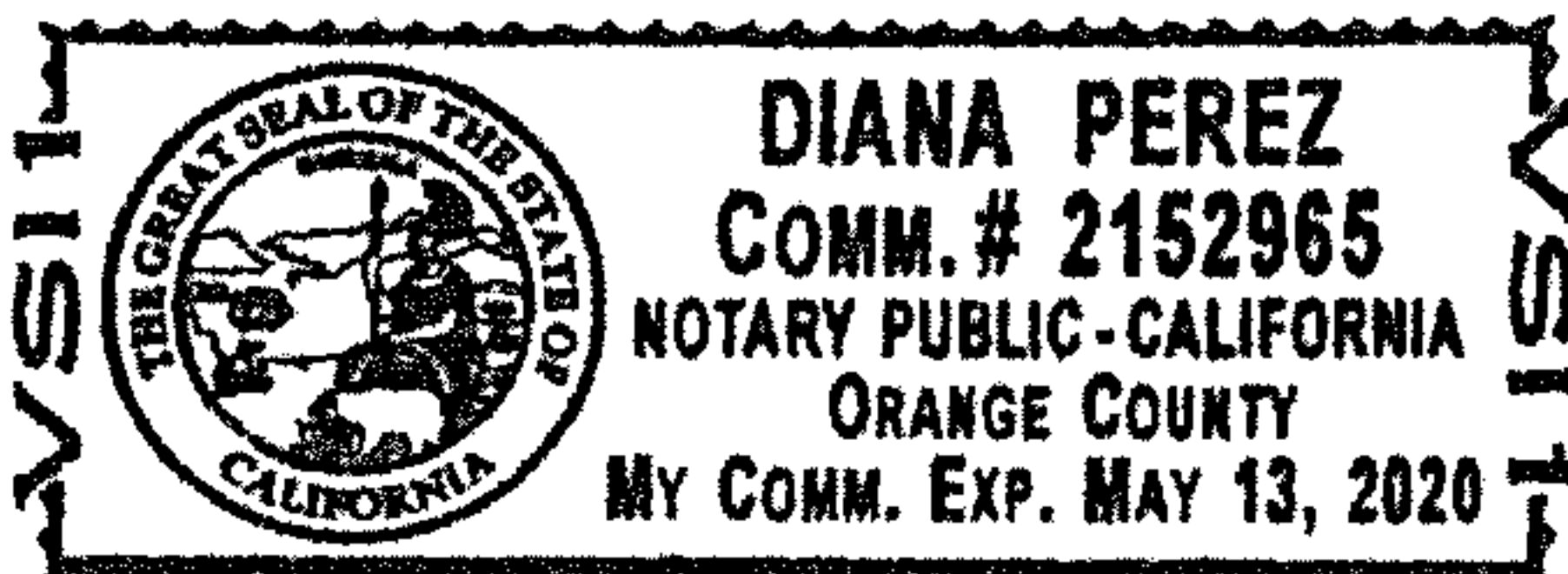
Veronica M. Raczkowski, Trustee

STATE OF CALIFORNIA )  
:  
COUNTY OF ORANGE )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Veronica M. Raczkowski, whose name as Trustee of the Coco Palms Trust, Dated January 6, 2012, 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, she as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 3<sup>rd</sup> day of May, 2017.

[SEAL]



\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/13/2020

**EXHIBIT "A"**

**PROPERTY IDENTIFICATION**

Lot 6-A according to the Resubdivision of Lot 6 of White Stone Center Subdivision as recorded in Map Book 35, Page 142, in the Office of the Judge of Probate of Shelby County, Alabama

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Such state of facts as shown on recorded subdivision plat, as applicable.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
5. Building Restriction line(s) as recorded in Map Book 33, pages 138 A and 138 B and Map Book 36, page 142, in the Probate Office of Shelby County, Alabama.
6. Easement(s) for sewer, drainage and public utilities recorded in Map Book 33, pages 138 A and 138 B and Map Book 36, page 142, in the Probate Office of Shelby County, Alabama.
7. Release of Damages as recorded in Deed Book 216, page 584, in the Probate Office of Shelby County, Alabama.
8. Easement(s)/right(s) of way to the City of Alabaster for sanitary sewer pipeline and rights incident thereto, recorded in Instrument 1999-30479, in the Probate Office of Shelby County, Alabama.
9. Covenants, conditions, restrictions, limitations and easements set forth in Instrument 20031124000768400, as amended by Instrument 20060525000248710, in the Probate Office of Shelby County, Alabama.
10. Covenants, conditions, restrictions, limitations and easements set forth in Instrument 20051010000525290, in the Probate Office of Shelby County, Alabama.
11. Terms and conditions of that certain Memorandum of Lease recorded in Instrument Number 20030210000081140, as amended by Instrument 20060525000248720, in the Probate Office of Shelby County, Alabama.
12. Lease dated 5/18/2006, by and between Alabaster Investment Property, LLC, as Landlord and Starbucks Corporation, as Tenant.
13. Easement Agreement made and entered into as of 12/13/2006, by and between Alabaster Investment Property, LLC and Alabaster Retail Property, LLC, recorded in Instrument 20061219000617880, in the Probate Office of Shelby

County, Alabama.

14. Easement Agreement made and entered into as of 12/13/2006, by and between Alabaster Investment Property, LLC and Alabaster Retail Property, LLC, recorded in Instrument 20061219000617890, in the Probate Office of Shelby County, Alabama.
15. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §181 et seq.) or under similar state laws.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/04/2017 01:19:43 PM  
\$1117.00 CHERRY  
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A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.