

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20171215000447140 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/15/2017 09:01:49 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")**, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **KA LLC, a Massachusetts limited liability company, (the herein "Grantee")**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee a **25% undivided interest**, the following described real estate lying and being in the County of SHELBY, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 21 SOUTH RANGE 1 WEST, IN THE CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOT 1 OF BROADWAY – WEST COLLEGE STREET SUBDIVISION AS RECORDED IN PLAT BOOK 46, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE Property, together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property. Said Property being subject, however, to the permitted exceptions attached here to as Exhibit A.

AND THE UNDERSIGNED Grantor, for itself, its successors and assigns does hereby and in consideration of the Property, warrant and will forever defend the title to the above described and hereby granted Property against all acts of all persons claiming by, through or under Grantor, but not further or otherwise.

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

_____ Bill of Sale
_____ Sales Contract
 X Closing Statement

_____ Appraisal
_____ Other _____

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 216 Westside Square, Huntsville, Alabama 35801

Grantee's Address: 100 State Street, Floor 11, Boston, MA 02109

Property Address: 316 West College Street, Columbiana, Alabama

Purchase Price: \$405,085.70

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).

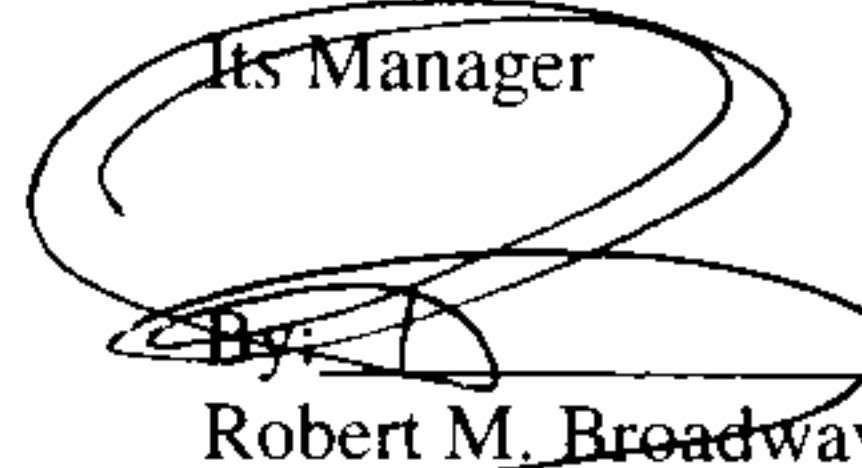
[SIGNATURES APPEAR ON FOLLOWING PAGE]


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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 ____ day of December, 2017.

THE BROADWAY GROUP, LLC, an Alabama
limited liability company

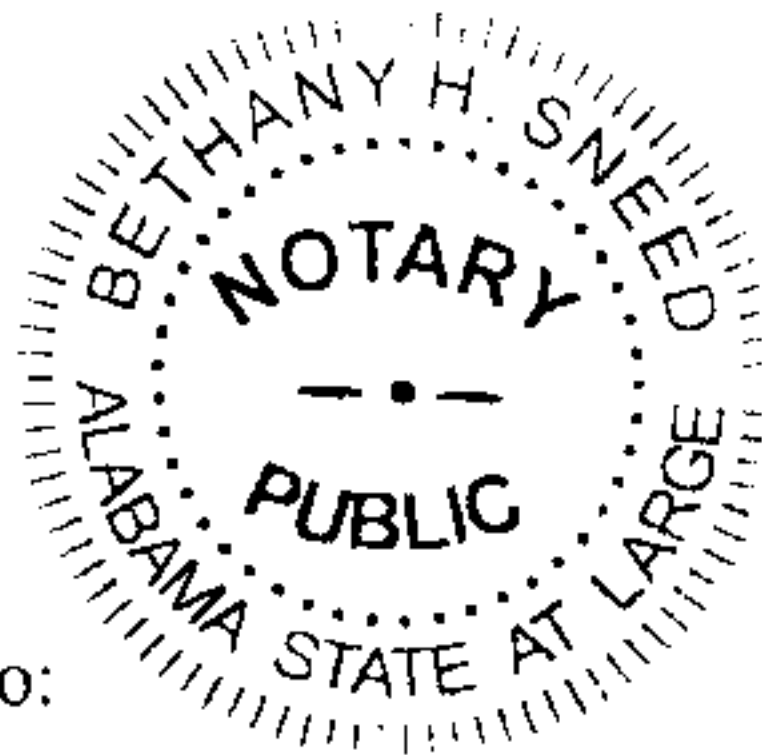
BY: BROADWAY MANAGEMENT, LLC, an
Alabama limited liability company,
Its Manager

 (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 17th day of December, 2017.




Notary Public
My Commission Expires: 9-17-2019

Send Tax Notice To:

EVP LLC
100 State Street, Floor 11
Boston, MA 02109

This instrument was prepared by:
BETHANY H. SNEED
Harrison, Gammons & Rawlinson PC
2430 L & N Drive, Huntsville, AL 35801
256-533-7711


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EXHIBIT "A"

PERMITTED EXCEPTIONS

1. All taxes for the year 2018, and subsequent years, not yet due and payable
2. Building setback lines, drainage & utility easements, rights-of-way, Covenants, Conditions, Reservation & Restrictions, and notes as shown on plat of record in plat Book 46 at page 47 in the Office of the Judge of Probate, Shelby County, Alabama.
3. Right of Way to Alabama Power Company dated October 12, 2016 of record as Instrument Number 20170920000342790 in the Office of the Judge of Probate, Shelby County, Alabama.
4. The rights of Dolgencorp, LLC as a tenant in possession under that certain unrecorded Lease by and between The Broadway Group, LLC, as Landlord, and Dolgencorp, LLC, as Tenant dated November 3, 2015.

