

This instrument was prepared by and upon recording should be returned to: Gail Livingston Mills, Esq. BURR & FORMAN LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 (205) 251-3000	Send Tax Notice To: Car Wash Company, L.L.C. 635 Little Farm Road Prattville, Alabama 36066
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NOTE TO RECORDER: 100% OF THE CONSIDERATION FOR THIS DEED IS PROVIDED BY A PURCHASE MONEY MORTGAGE RECORDED CONTEMPORANEOUSLY HERewith

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Thirty-One Thousand Six Hundred Twenty-Two and 72/100 Dollars (\$431,622.72) and other good valuable consideration to **CALERA COMMONS LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **CAR WASH COMPANY, L.L.C.**, an Alabama limited liability company ("Grantee"), Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee the following real estate situated in Shelby County, Alabama (the "Property"), to wit:

Lot 14-C according to a Resurvey of Lot 14-A Limestone Marketplace Subdivision as recorded in Map Book 50, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

The Property is being conveyed subject to the exceptions set forth in Exhibit A attached hereto and made a part hereof (the "Permitted Encumbrances").

TOGETHER WITH all improvements situated thereon or attached thereto, and all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 20th day of February, 2019.

[Remainder of Page Intentionally Blank]

GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

BY: _____

Christopher W. Hoyt
Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. Hoyt, whose name as Manager of **CALERA COMMONS 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 19 day of February, 2019.

[NOTARY SEAL]

Caroline Welden
Notary Public
My commission expires: 1/17/21

EXHIBIT A

PERMITTED ENCUMBRANCES

1. The lien for advalorem taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. 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, limestone, and gravel in, on, and under the Property.
3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.
5. Restrictions as shown by recorded map.
6. Transmission line permit to Alabama Power Company, recorded in Deed Book 193, Page 111; Instrument 1997-2629 and Instrument 1998-17745, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company, recorded in Deed Book 188, Page 66 in the Probate Office of Shelby County, Alabama.
8. Right of way to AT&T, recorded in Deed Book 198, Page 333, in the Probate Office of Shelby County, Alabama.
9. Right of way to the State of Alabama, recorded in Deed Book 228, Page 22; Deed Book 198, Page 309 and Deed Book 198, Page 63, in the Probate Office of Shelby County, Alabama.
10. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Deed book 234, Page 844, in the Probate Office of Shelby County, Alabama.
11. Easement to Postal Telegraph Cable, as recorded in Deed Book 80, Page 43, in the Probate Office of Shelby County, Alabama.
12. Easement to AT&T, as recorded in Deed Book 193, Page 314, in the Probate Office of Shelby County, Alabama.
13. Right of way to Shelby County, recorded in Deed Book 49, Page 274, in the Probate Office of Shelby County, Alabama.
14. Easement to BellSouth Telecommunications dba AT&T, recorded in Instrument 20071218000568240 and Instrument 2007-1024000491960, in the Probate Office of Shelby County, Alabama.

15. Easement to Alabama Power Company recorded in Instrument 20090313000048780 and Instrument 20110721000211570, in the Probate Office of Shelby County, Alabama.

16. Declaration of Protective Covenants as recorded in Instrument #20080115000020240, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name:	Calera Commons LLC	Grantees' Name:	Car Wash Company, L.L.C.
Mailing Address:	P.O. Drawer 247 Birmingham, Alabama 35201	Mailing Address:	635 Little Farm Road Prattville, Alabama 36066
Property Address:	Lot 14-C, Limestone Marketplace	Date of Sale:	February _____, 2019
			Total Purchase Price: \$431,622.72 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: February 20, 2019

GRANTOR:

CALERA COMMONS LLC,
an Alabama limited liability company

BY: Christopher W. Hoyt
Manager

X Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2019 03:51:03 PM
\$28.00 CHARITY
20190220000054840

Allen S. Bond