


This instrument prepared by:

H. Taylor Buckner, Esq.  
Davis, Bingham, Hudson & Buckner, P.C.  
324 East Magnolia Avenue  
Auburn, AL 36830

**STATE OF ALABAMA  
COUNTY OF SHELBY**

  
20190603000189790 1/5 \$1127.00  
Shelby Cnty Judge of Probate, AL  
06/03/2019 01:35:21 PM FILED/CERT

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Hwy 280 Birmingham Investment, LLC**, a Texas limited liability company, being possessed of an undivided 68% interest, and **MMAS Hotels, LLC**, an Alabama limited liability company, being possessed of an undivided 32% interest (herein referred to collectively as "Grantor"), do hereby grant, bargain, sell and convey unto CEJ Hospitality, an Alabama limited liability company (herein referred to as "Grantee"), its successors and assigns, all of their interest in and to the following-described property situated in the County of Shelby, State of Alabama, to-wit:

Lot 2D-2, according to the Resurvey of Lot 2D, being a resurvey of Lot 2B, being a resurvey of Lot 2, Meadow Brook Corporate Park- Phase I, as recorded in Map Book 21, Page 92, in the Probate Office of Shelby County, Alabama.

Deed Reference: 20160106000005090.

This conveyance is made subject to the matters set forth on Exhibit "A" attached hereto, made a part hereof and incorporated by reference.

TO HAVE AND TO HOLD, the above-described property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, its successors and assigns, forever. And Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from encumbrances with the exception of the matters listed on Exhibit "A"; 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.

*Note: A purchase money mortgage in the amount of \$4,800,000.00 is recorded simultaneously herewith.*

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized Officer, with full authority, on this 18 day of May, 2019.

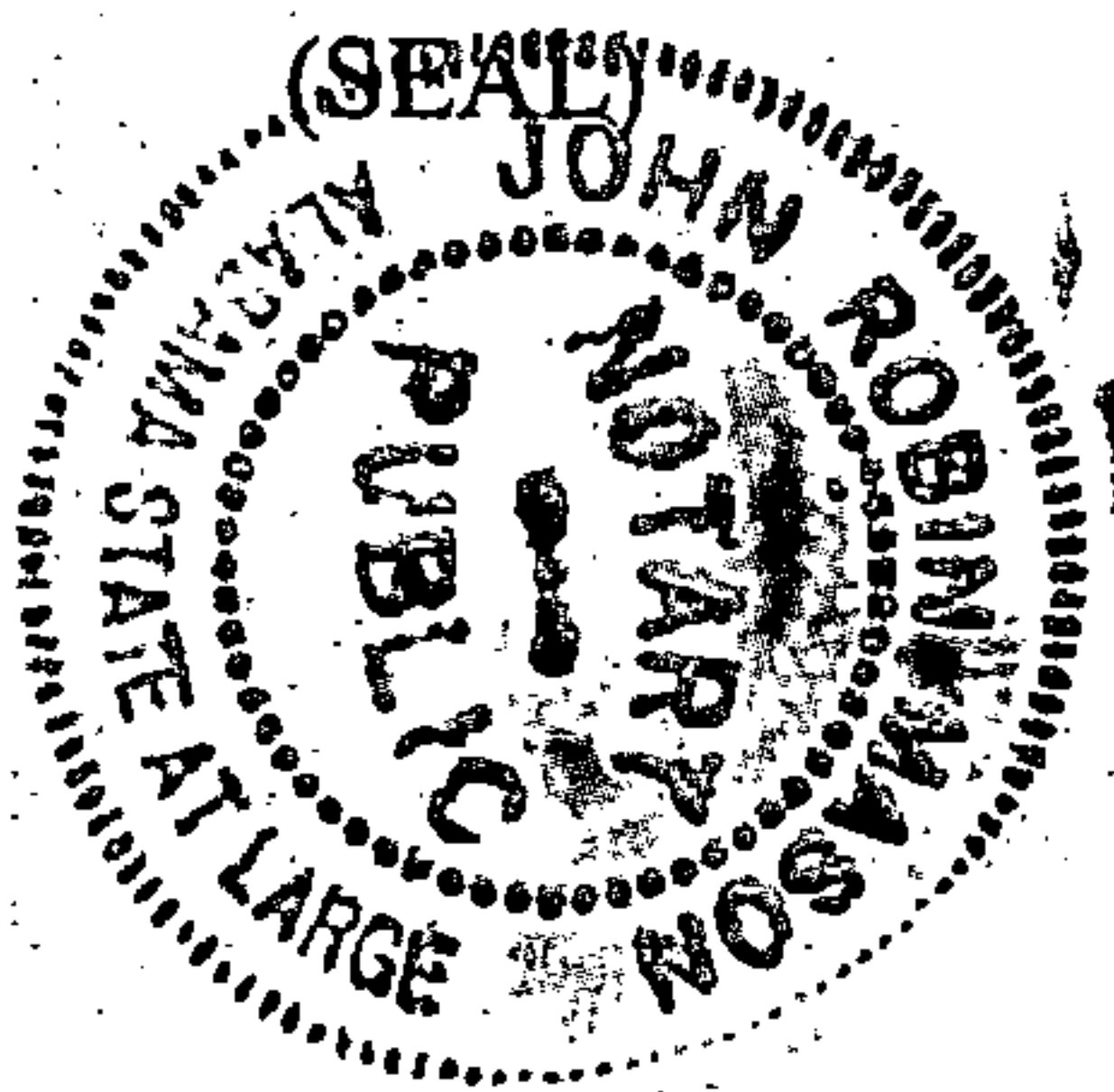
**Hwy 280 Birmingham Investment, LLC,**  
a Texas limited liability company

By: *ABhakta*  
Anand Bhakta  
Its: Manager

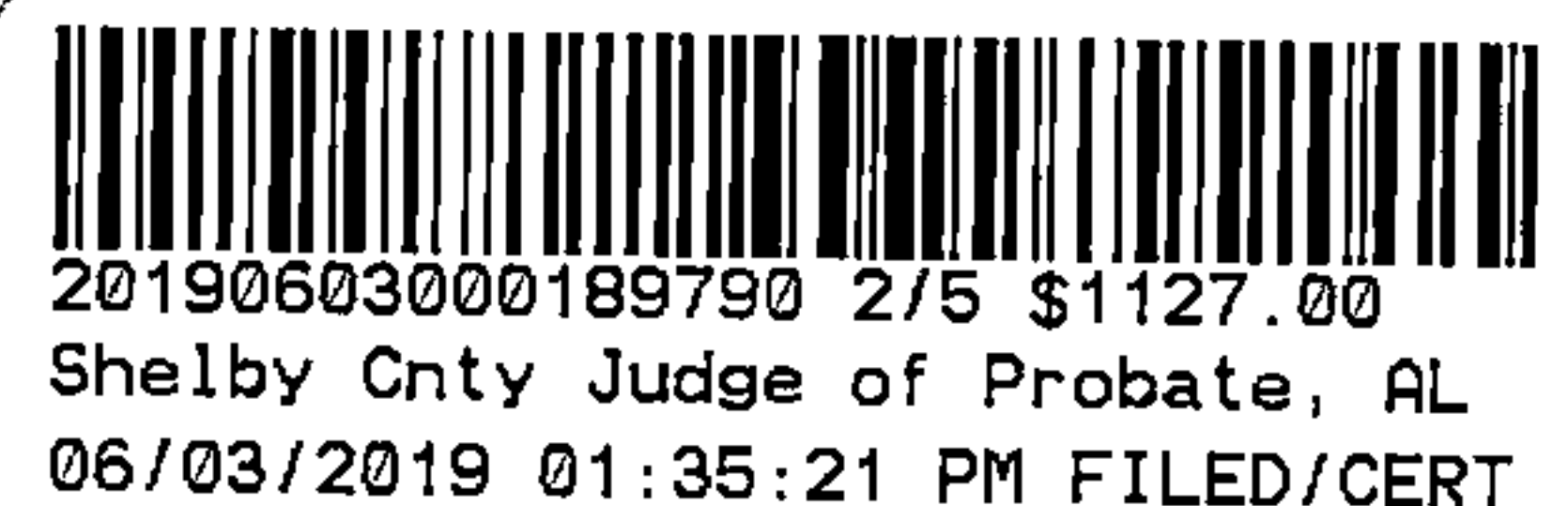
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anand Bhakta, whose name as Manager of Hwy 280 Birmingham Investment, LLC, a Texas 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 such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 18th day of May, 2019.



*John Robinson*  
Notary Public  
My commission expires: 06/01/2021



MMAS Hotels, LLC,  
an Alabama limited liability company

By:

  
Sanjay Patel  
Its: Manager


STATE OF Alabama  
COUNTY OF Jefferson


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanjay Patel, whose name as Manager of MMAS Hotels, 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 such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 15th day of May, 2019.

(SEAL)

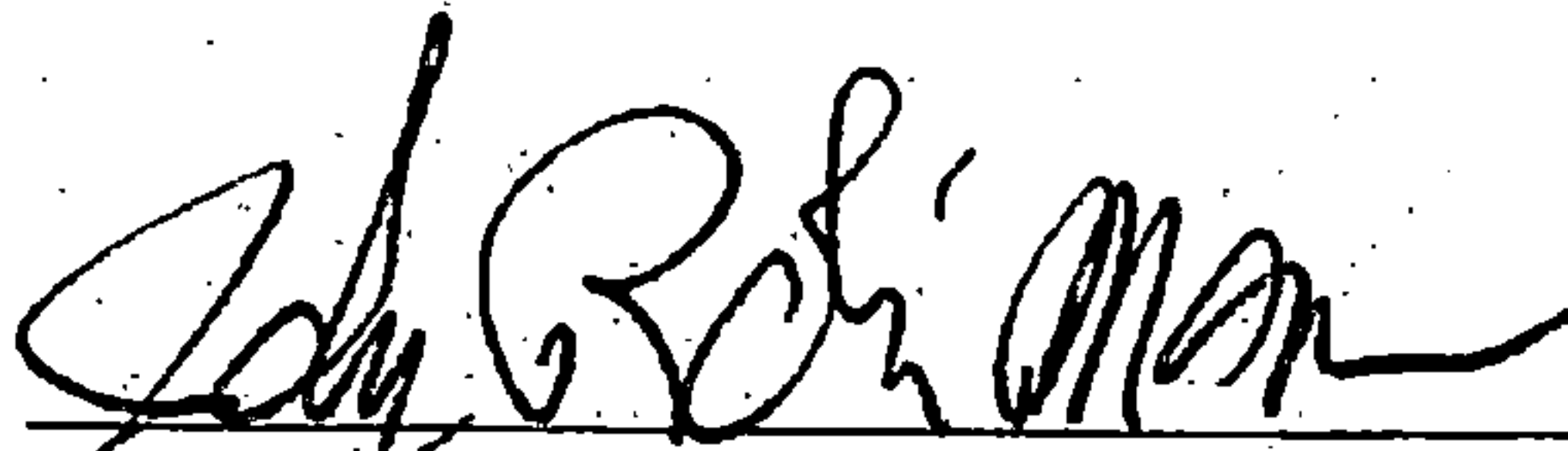


  
Notary Public  
My commission expires: 06/01/2021

  
20190603000189790 3/5 \$1127.00  
Shelby Cnty Judge of Probate, AL  
06/03/2019 01:35:21 PM FILED/CERT

STATE OF Alabama  
COUNTY OF Jefferson

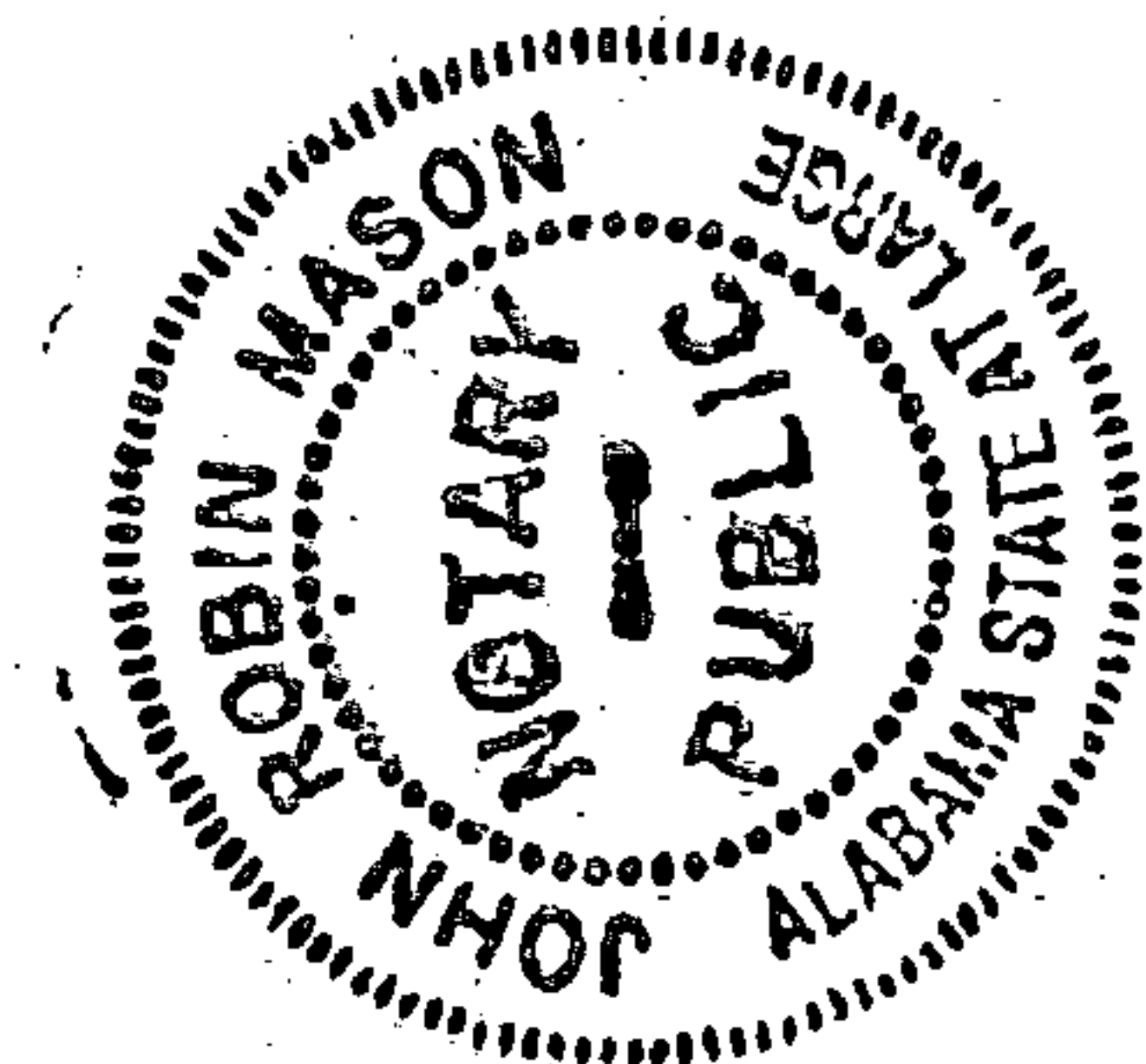
Sworn to and subscribed before me this 15th day of May, 2019.



NOTARY PUBLIC

My Commission Expires: 06/01/2021

SEAL



20190603000189790 4/5 \$1127.00  
Shelby Cnty Judge of Probate, AL  
06/03/2019 01:35:21 PM FILED/CERT





20190603000189790 5/5 \$1127.00  
Shelby Cnty Judge of Probate, AL  
06/03/2019 01:35:21 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name	<u>Hwy 280 Birmingham Investment, LLC, a Texas limited liability company (68%) &amp; MMAS Hotels, LLC, an Alabama limited liability company (32%)</u>	Grantee's Name	<u>CEJ Hospitality, LLC, an Alabama limited liability company</u>
Mailing Address	<u>1854 Lake Cyrus Club Dr. Hoover, AL 35244</u>	Mailing Address	<u>800 Corporate Ridge Rd Birmingham, AL 35242</u>
Property Address	<u>800 Corporate Ridge Rd Birmingham, AL 35242</u>	Date of Sale	<u>May 16, 2019</u>
		Total Purchase Price	<u>\$5,900,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	<u>05/16/19</u>	Print	<u>ARON BILAKTA</u>
Unattested		Sign	<u>ARB Bilakta</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

File No. \_\_\_\_\_

Shelby County, AL 06/03/2019  
State of Alabama  
Deed Tax: \$1100.00

Form RT-1  
Alabama 08/2012 LSS