

20190816000299900  
08/16/2019 03:05:37 PM  
DEEDS 1/4

SEND TAX NOTICE TO:

DASHAM, LLC  
310 Cahaba Valley Rd.  
Pelham, AL 35124

This Instrument was prepared by:  
Stuart Kramer, Esquire  
Milgrim Law Group  
3216 Corrine Drive  
Orlando, Florida 32803

### STATUTORY WARRANTY DEED

**STATE OF ALABAMA**  
**SHELBY COUNTY**

Know all men by these presents, that in consideration of TEN AND 00/100THS DOLLARS (\$10.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, RUBY TUESDAY, INC, a Georgia corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto DASHAM, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PELHAM, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", WHICH BY REFERENCE IS INCORPORATED HEREIN IN ITS ENTIRETY.

Also, subject to 2019 taxes and general and special assessments, any and all recorded easements, reservations, restrictions, encroachments and encumbrances, matters which would be shown by an accurate survey, underground and overhead cables, lines and utility services, and all existing zoning ordinances, laws, codes, statutes and subdivision regulations and other governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the Property may be put.

**TO HAVE AND TO HOLD** the Property, as above described tract or parcel of land, together with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto Grantee, and Grantee's successors and assigns forever.

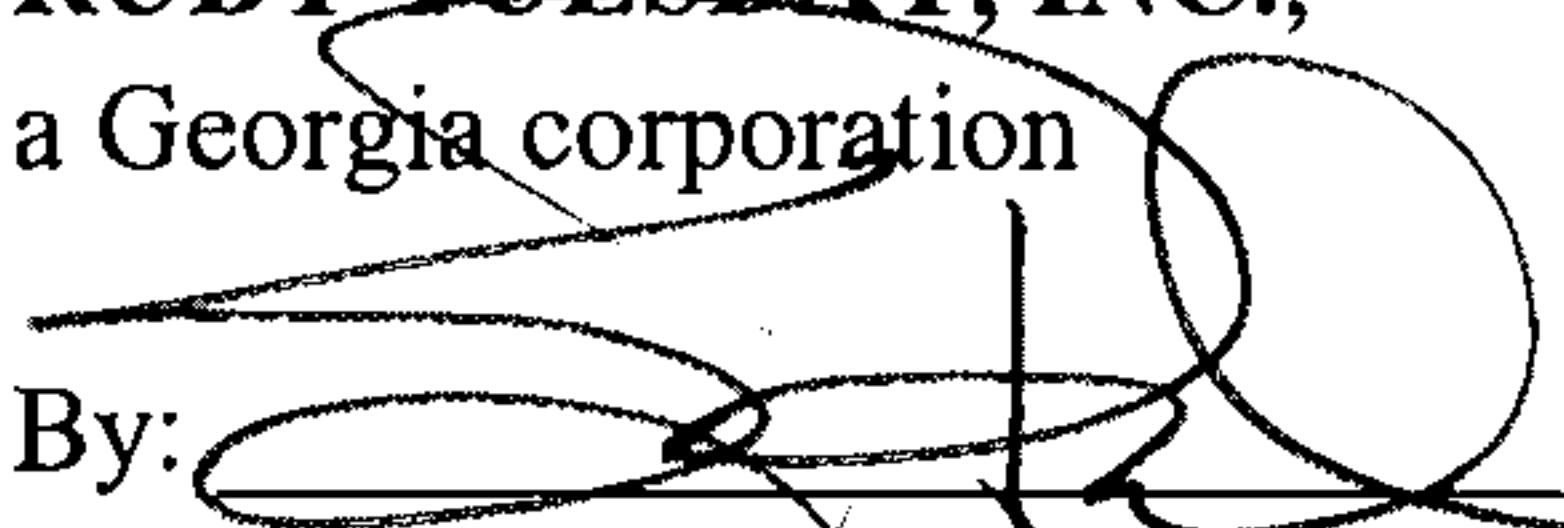
Grantor hereby covenanting that said Property is free and clear from any encumbrance done or suffered by Grantor; and that Grantor will WARRANT AND DEFEND the title to the Property unto Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor, except as hereinbefore stated, but none other.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has signed and sealed this Statutory Warranty Deed, this 12<sup>th</sup> day of August, 2019.

**GRANTOR:**

**RUBY TUESDAY, INC.,**  
a Georgia corporation


By:   
Name: Stephanie Burke Medley  
Title: Chief Strategy Officer

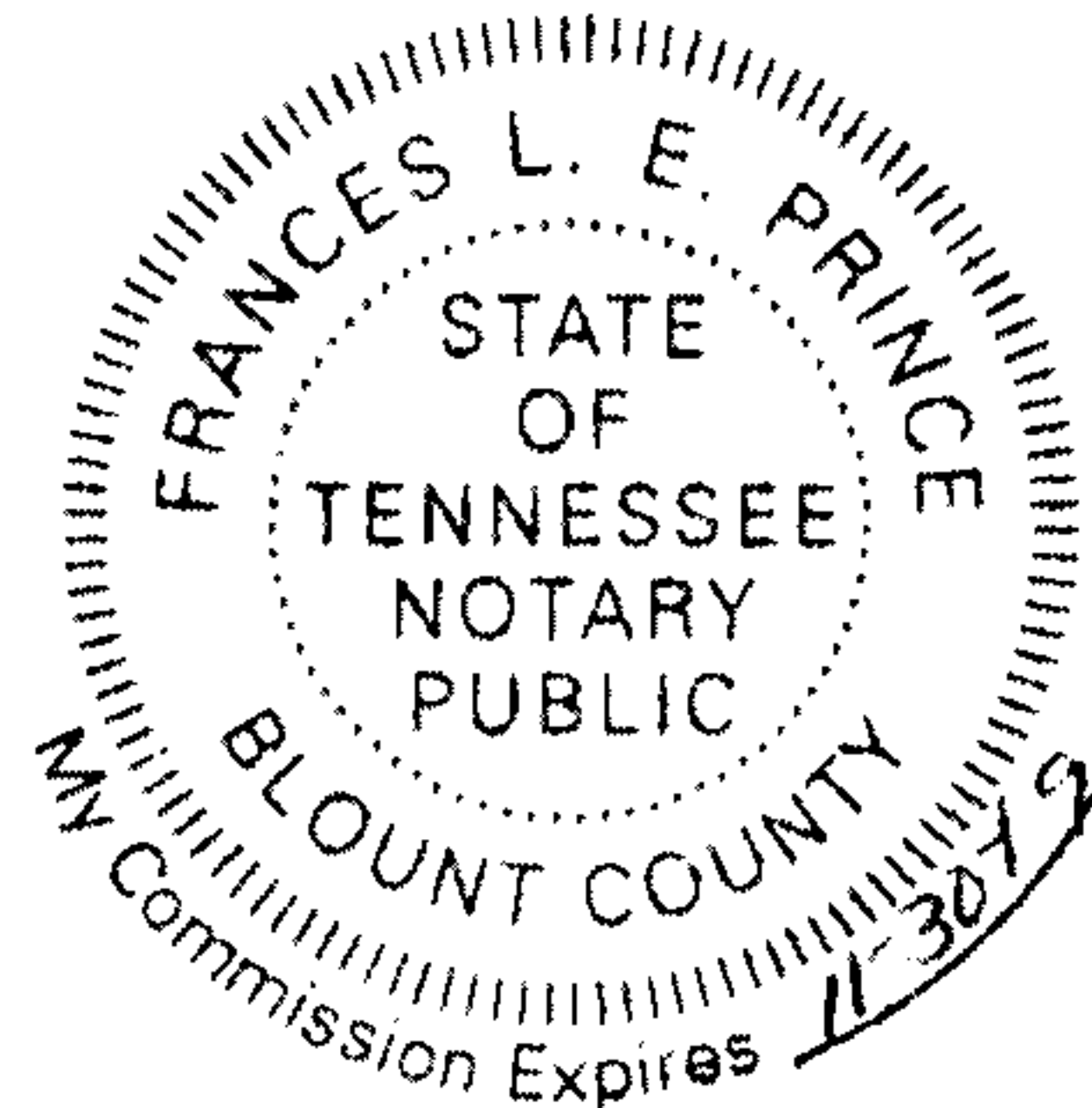
[CORPORATE SEAL]

**STATE OF TENNESSEE     )**  
**COUNTY OF BLOUNT        )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Burke Medley, as Chief Strategy Officer of Ruby Tuesday, Inc., a Georgia corporation, whose name is signed to the foregoing instrument, and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, that the foregoing instrument was signed and sealed on behalf of said entity and acknowledged said instrument to be the free act and deed of said entity.

Given under my hand this 12 day of August, 2019.

  
Notary Public Frances L.E. Prince  
My Commission Expires: 11-30-19



**EXHIBIT A**

A parcel of land lying on the North side of Alabama Highway No. 119 (a.k.a. Cahaba Valley Road) in the City of Pelham, Shelby County, Alabama, being a portion of the Northeast quarter of the Southeast quarter of Section 31, Township 19 South, Range 2 West and being more particularly described as follows:

Commencing at the Southeast corner of Lot C-1 of the Survey of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama, said point being a 5/8 inch rebar (cap illegible) and the point of beginning of the parcel herein described, said point lying on the North right of way of Alabama Highway No. 119; thence leaving said right of way North 30° 11' 08" West 200.13 feet to a 5/8 inch rebar (cap 11375); thence North 59° 50' 32" East 200.17 feet to a 5/8 inch rebar (cap illegible); thence South 30° 03' 53" East 200.04 feet to a 5/8 inch rebar lying on the North right of way of Alabama Highway No. 119; thence along said right of way South 59° 48' 54" West 199.75 feet to the point of beginning.

**Real Estate Sales Validation Form**

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

**Grantor's Name** Ruby Tuesday, Inc.  
**Mailing Address** 333 East Broadway Avenue  
Maryville, TN 37804

**Grantee's Name** Dasham, LLC  
**Mailing Address** 310 Cahaba Valley Road  
Pelham, AL 35124

**Property Address** \_\_\_\_\_

**Date of Sale** \_\_\_\_\_

**Total Purchase Price** \$ \$1,475,000

or  
**Actual Value** \$ \_\_\_\_\_

or  
**Assessor's Market Value** \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/16/2019 03:05:37 PM  
 S319.00 CHARITY  
 20190816000299900

*Allen S. Boyd*

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 8/12/2019

Print Stephanie Burke Medley, Chief Strategy Officer

Unattested

(verified by)

Sign   
 (Grantor/Grantee/Owner/Agent) circle one