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TITLE NOT EXAMINED BY PREPARER:

This document prepared by:

Caryn S. Englander
DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606

Send tax notice to:

Net Lease Suds III LLC and Net Lease Suds IV LLC
c/o Granito & Epstein CPAs, LLP
100 Merrick Road, Suite 202 East
Rockville Centre, New York 11570
Attn: Martin Epstein, CPA


20200109000013730 1/5 \$1066.50
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SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 18 day of December, 2019, by and between **IMO US GEORGIA, LLC**, a Delaware limited liability company, whose address is 6300 S. Syracuse Way, Suite 290, Centennial, CO 80111 ("Grantor"), and **NET LEASE SUDS III LLC**, a Delaware limited liability company (25%), and **NET LEASE SUDS IV LLC**, a Delaware limited liability company (75%), together as tenants in common, whose address is c/o Granito & Epstein CPAs, LLP, 100 Merrick Road, Suite 202 East, Rockville Centre, New York 11570 ("Grantee").

WITNESSETH:

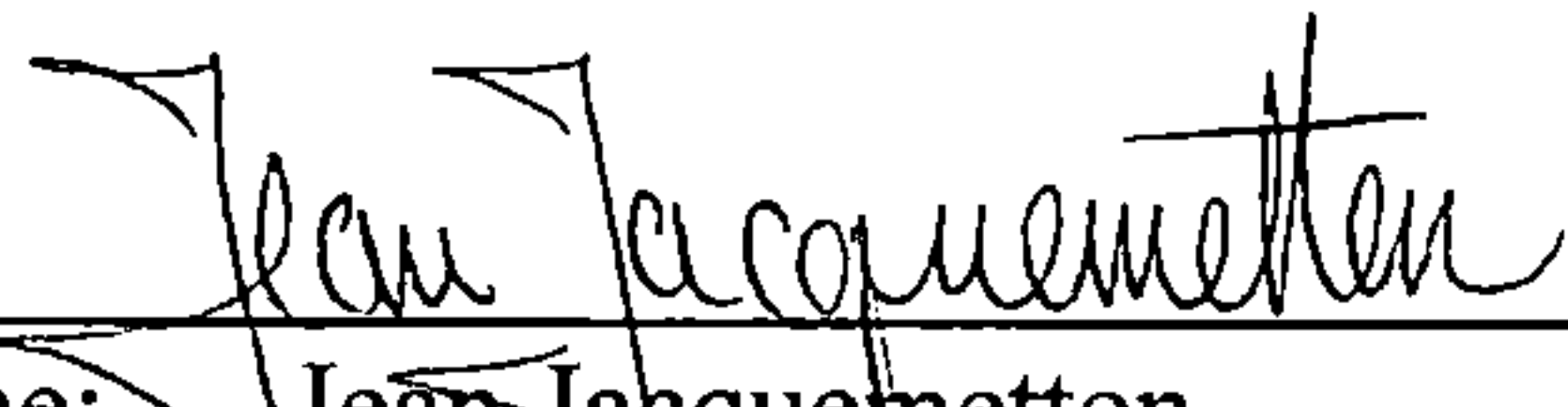
THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the Grantor's right, title and interest in, to and under all that certain tract of land situated in Shelby County, Alabama, and more fully described in Exhibit A attached hereto and made a part hereof, together with Grantor's right, title and interest in and to the building or buildings, improvements, and other fixtures (other than Grantor's trade fixtures including car wash equipment) located on the land (the "Property"), SUBJECT, HOWEVER, to easements, rights of way and other matters of record in the official land records of Shelby County, Alabama (the "Permitted Exceptions"). Grantor further assigns, transfers, sets over, and conveys to Grantee all of Grantor's right, title, and interest in and to any streets, alleys, or rights-of-way adjacent to the Property, any strips, gaps, and gores adjoining the Property and any mineral rights, oil and gas rights, water rights, ~~easements~~, and other appurtenances pertaining to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee against every person whomsoever lawfully claiming through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

IMO US GEORGIA, LLC,
a Delaware limited liability company

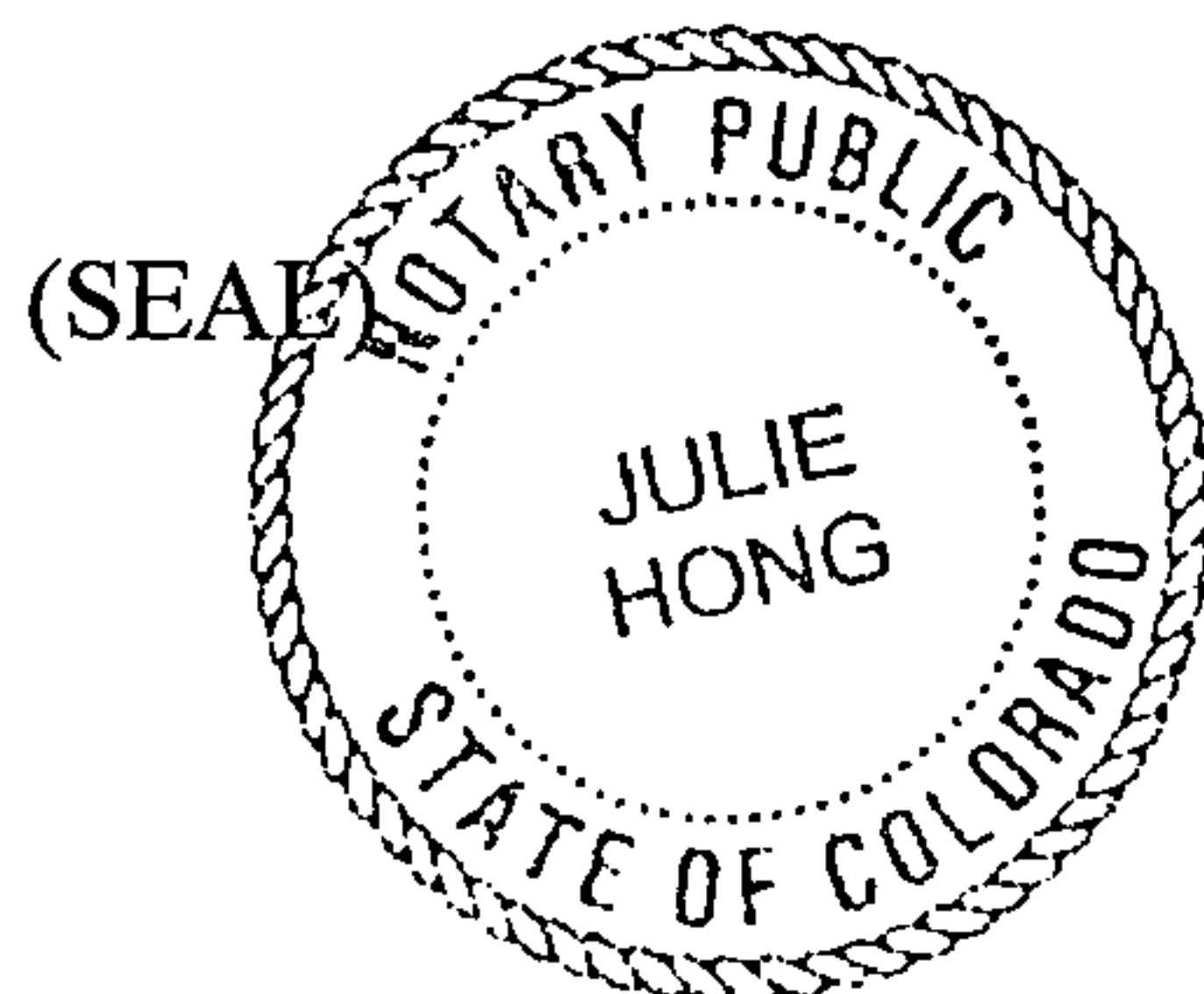
By: 
Name: Jean Jacquemetton
Its: Vice President

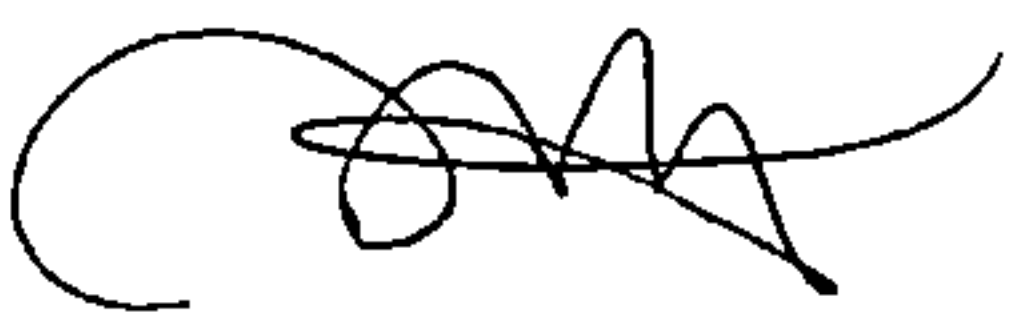
ACKNOWLEDGMENT

STATE OF COLORADO)
) SS:
COUNTY OF ARAPAHOE)

On December 16th, 2019 before me, Julie Hong, a Notary Public, personally appeared Jean Jacquemetton as Vice President of IMO US Georgia, LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon which behalf of which the person act, executed the instrument.

WITNESS my hand and official seal.




_____, Notary Public
Printed Name
Commission exp. 3/1/2020

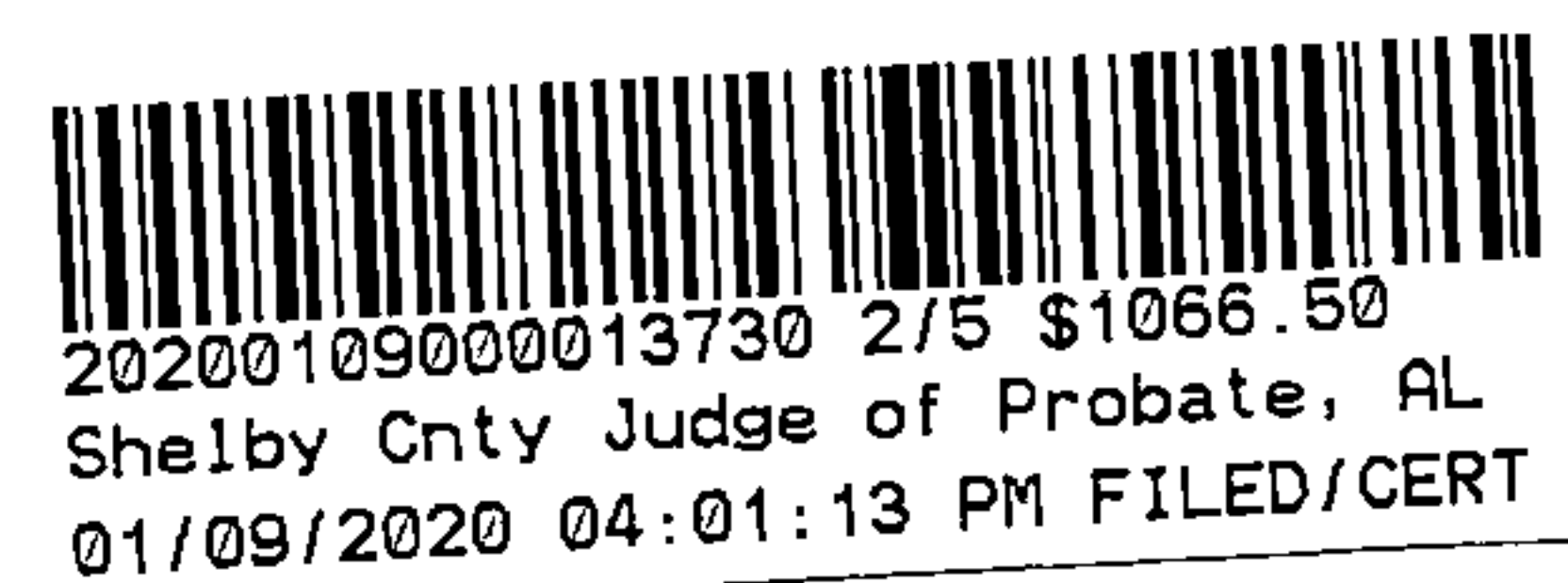


EXHIBIT A

LEGAL DESCRIPTION

4758 US-280, Birmingham, Alabama

Parcel 1 (Fee Simple):

All that lot, tract or parcel of land lying, situate and being located in part of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly shown and identified as LOT "B", 56,750 SQ. FT. $\pm$, 1.303 ACRES $\pm$ on that certain plat of survey entitled "SPECTRUM - 280 SUBDIVISION," dated April 29, 2003, prepared by Laurence D. Weygand, Reg. RE. & L.S. # 10373, which plat of survey was recorded on January 27, 2004, in Map Book 32, page 111, in the Office of the Probate Judge of Shelby County, Alabama, to which plat reference is made for the more particular description of said LOT B.

Parcel 2 (Appurtenant Easement No. 1):

TOGETHER WITH an Easement for the benefit of Parcel 1 as created by that certain Easement Agreement between Spectrum Realty, Inc., and DLR Associates, LLC, dated May 2, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212310, Shelby County, Alabama records.

Parcel 3 (Appurtenant Easement No. 2):

FURTHER TOGETHER WITH a non-exclusive easement for ingress only for the benefit of Parcel 1 contained in Warranty Deed between Dewberry Real Estate Company, Inc. (Grantor) and Gulf Oil Corporation (Grantee) dated June 28, 1979, and recorded July 2, 1979, in Book 320, Page 427, aforesaid records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to extent such covenants conditions or restrictions violate 42 USC 3604(c); as affected by Waiver of Restriction and Further Imposition of Restrictions dated February 11, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212330, Shelby County Judge of Probate, Alabama records; as affected by Agreement between Southhall of Hoover, LLC; The Industrial Board of the City of Vincent; and DLR Associates, LLC, dated May 2, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212340, aforesaid records.



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Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	IMO US Georgia, LLC	Grantee's Name	Net Lease Suds III LLC and Net Lease Suds IV LLC
Mailing Address	6300 S. Syracuse Way Suite 290 Centennial, CO 80111 Attn: Jean Jacquemetton	Mailing Address	c/o Granito & Epstein CPAs, LLP 100 Merrick Road, Suite 202 East Rockville Centre, NY 11570 Attn: Martin Epstein, CPA
Property Address	4758 US-280 Birmingham, AL	Date of Sale	December 18, 2019
		Total Purchase Price	\$3,225,806.00
		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).

Signature Page Follows
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Form RT-1

Date December 18, 2019

 Unattested

(verified by)

IMO US GEORGIA, LLC by

Print: Jean Jacquemetton

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Shelby County, AL 01/09/2020
State of Alabama
Deed Tax:\$1032.50



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