

**This instrument was prepared by:**

Norman M. Orr, Esq.  
Burr & Forman LLP  
420 N. 20<sup>th</sup> Street, Suite 3400  
Birmingham, AL 35203

**Send Tax Notice to:**

Dillan Corporation  
c/o Jackson Hospitality Services  
1 Office Park Circle  
Suite 100  
Birmingham, AL 35223

STATE OF ALABAMA )  
COUNTY OF SHELBY )



20200114000019190 1/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/14/2020 12:55:03 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor, **SEIL Ho., LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **DILLAN CORPORATION**, an Ohio Corporation ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

**TO HAVE AND TO HOLD** the Property unto the Grantee and the Grantee's successors and assigns, forever.


**AND**, the Property is being conveyed herein in its AS-IS and WHERE-IS condition.

**AND**, except for the matters set forth on Exhibit "B" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances created by Grantor, and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

**IN WITNESS WHEREOF**, the Grantor has caused this Statutory Warranty Deed to be effective as of the 10<sup>th</sup> day of January, 2020.

**GRANTOR:**

**SEIL Ho., LLC**

By:   
Irving Meisler  
Its Manager

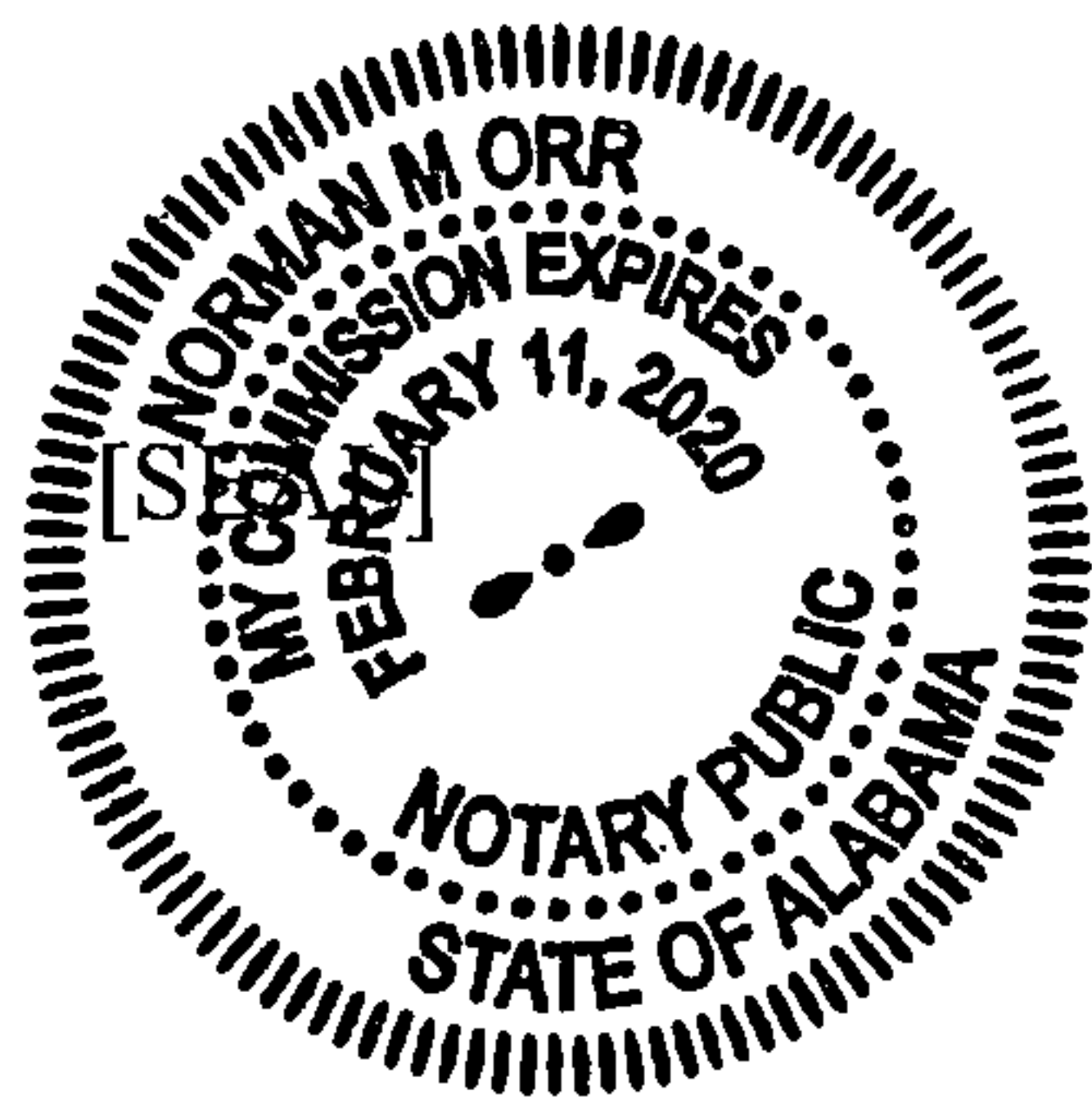
[Acknowledgement Appears on the Following Page]

STATE OF ALABAMA )

COUNTY OF JEFFERSON )


I, Norman M. Orr, a Notary Public in and for said County in said State, hereby certify that Irving Meisler, whose name as Manager of SEIL Ho., LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal, this 8<sup>th</sup> day of January, 2020.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 2-11-2020

  
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## EXHIBIT "A"

### LEGAL DESCRIPTION

Lot 4-A, according to the Final Plat of Balmoral Phase II, Resurvey No.1, as recorded in Map Book 38, page 15, in the Probate Office of Shelby County, Alabama.

Together with rights obtained, that constitute an interest in real estate, under certain Declaration of Detention Facility Drainage Easement dated December 18, 2006, filed December 20, 2006 and recorded in Instrument 20061220000619840.

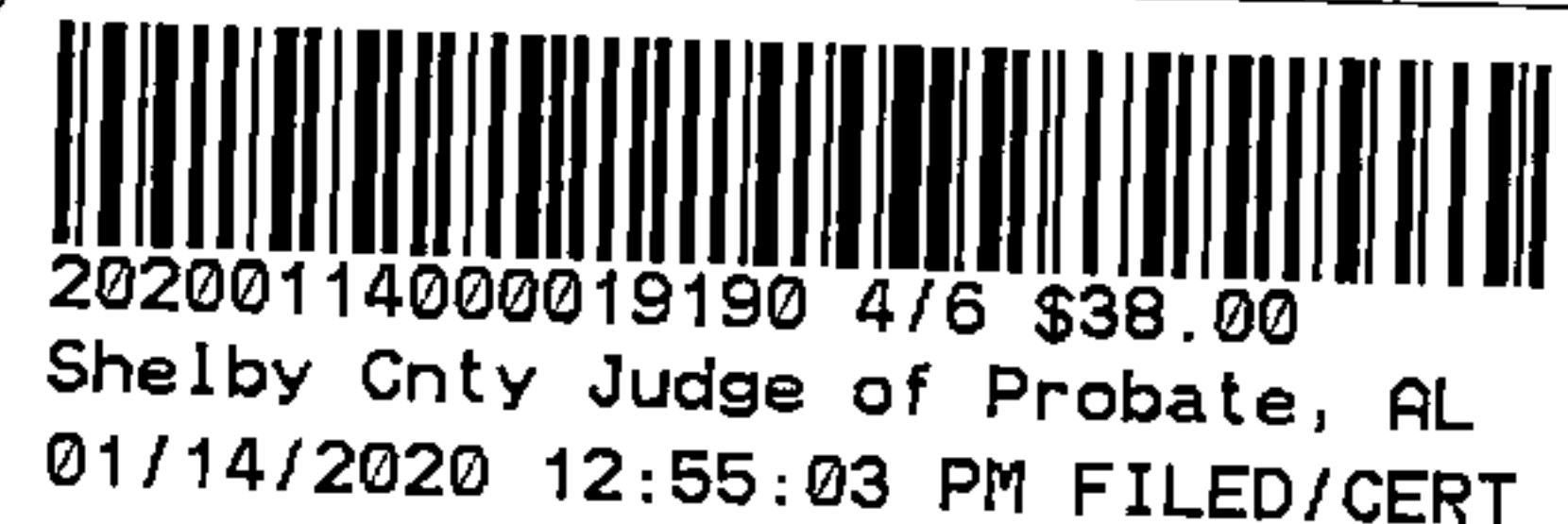


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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. The lien of taxes and assessments due October 1, 2020, and for subsequent years, not yet due and payable.
2. Matters that would be shown by an accurate survey and inspection of the Property;
3. Mineral and mining rights to the extent not owned by the Grantor;
4. Rights of interested parties under outstanding unrecorded leases;
5. Building line(s), Easement(s) and other facts as shown on record subdivision plat recorded in Map Book 38, Page 15, Shelby County Records;
6. Right of Way granted to Alabama Power Company recorded in Deed Book 207, page 677; Deed Book 218, page 651; Deed Book 218, page 656; Deed Book 145, page 297; Deed Book 220, page 39; Deed Book 130, page 89 and Deed Book 138, page 57, in the Probate Office of Shelby County, Alabama;
7. Denial of all existing, future or potential common law or statutory rights of access between subject property and I-65, in the Probate Office of Shelby County, Alabama;
8. Easement to City of Alabaster, as recorded in Instrument 1995-7075, in the Probate Office of Shelby County, Alabama;
9. Easement to Alabaster Water and Gas Board, as recorded in Instrument 1992-21213, in the Probate Office of Shelby County, Alabama;
10. Declaration of Covenants and Restrictions recorded in 20041027000594700, in the Probate Office of Shelby County, Alabama;
11. Declaration of Detention Facility drainage easement as recorded in Instrument 20061220000619840, in the Probate Office of Shelby County, Alabama; and
12. Easement to Alabama Power Company recorded in Instrument 20071030000500020, 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:	SEIL Ho., LLC	Grantee's Name:	Dillan Corporation
Mailing Address:	c/o Jackson Hospitality Services, Inc. One Office Park Drive Birmingham, AL 35223 Attn: Cory Jackson, Jr.	Mailing Address:	c/o Jackson Hospitality Services 1 Office Park Circle Suite 100 Birmingham, AL 35223
Property Address:	1004 Balmoral Drive Alabaster, AL 35007	Date of Sale:	January __, 2020
		Total Purchase Price: \$6,400,000.00 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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: Tax Assessor Market Value
<input 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: January 10, 2020

**SIGNATURE APPEARS ON THE FOLLOWING  
PAGE**

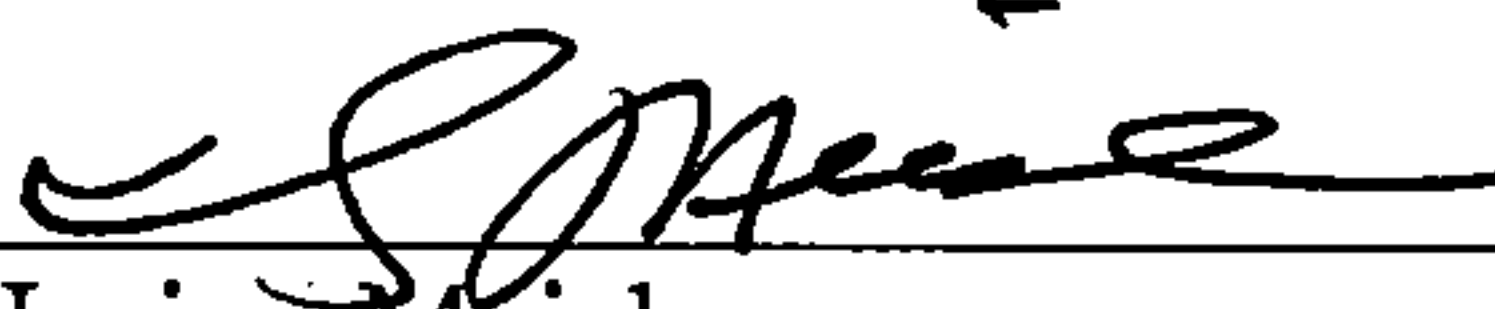
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