

This instrument prepared by:  
Russell M. Cunningham, IV  
Cunningham Firm, LLC  
Landmark Center, Suite 600  
2100 First Avenue North  
Birmingham, AL 35203

Send tax notice to:  
GBL Investmens, LLC  
2008 3<sup>rd</sup> Avenue North  
Unit 4-D  
Birmingham, AL 35203

STATE OF ALABAMA            )  
                                          :  
COUNTY OF SHELBY         )

**STATUTORY WARRANTY DEED**

Know all men by these presents, that in consideration of One Million one Hundred Two Thousand and 00/100 Dollars (\$1,102,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, Raceland QSR, LLC, a Louisiana limited liability company whose address is 3903 I Ambassador Caffrey Parkway, Lafayette, Louisiana 70503 (the "Grantor"), does hereby grant, bargain, sell and convey unto GBL Investments, LLC, an Alabama limited liability company whose address is 2008 3<sup>rd</sup> Avenue North, Unit 4-D, Birmingham, Alabama 35203 (the "Grantee"), all of its right, title and interest in the following described real estate situated in Shelby County, Alabama:

See **Exhibit A.**

Subject to: See **Exhibit B.**

To have and to hold, unto the said GRANTEE, its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

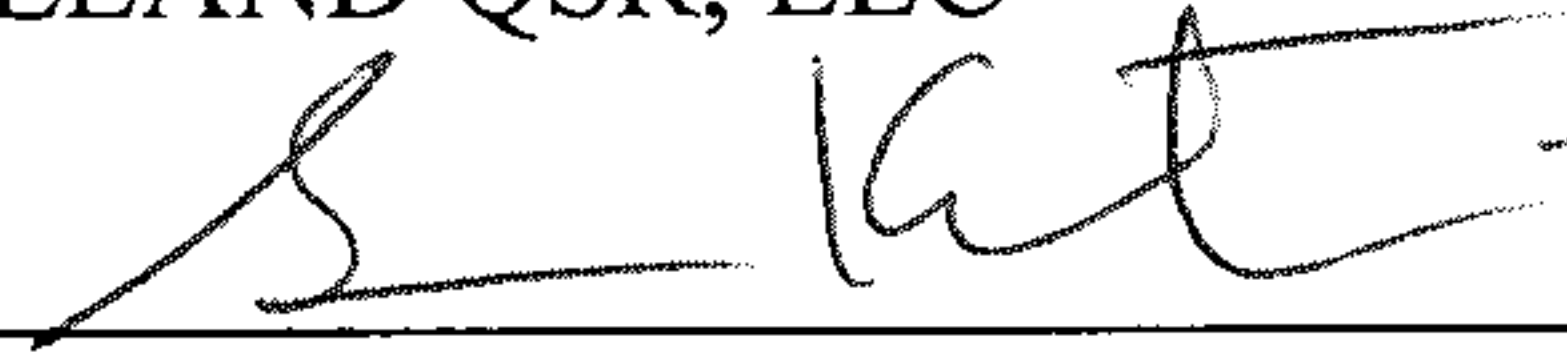
The purchase price of the above-described property was paid from the proceeds of a mortgage loan to GRANTEE, which was closed simultaneously with the delivery of this deed, in the amount of Eight Hundred Eighty-One Thousand Six Hundred and 00/100 Dollars (\$881,600.00).

The above-described real property is located at: 8841 Highway 31 South, Calera, Alabama 35040. The value of this real estate property is \$1,102,000.00. This value is based upon the purchase price set forth in the purchase contract of \$1,102,000.00.

[signature on following page]

IN WITNESS WHEREOF, Seenu Kasturi, in his capacity as the General Manager of Raceland QSR, LLC, has hereto set his signature to be effective the \_\_ day of June 2020.

RACELAND QSR, LLC

By: 

Seenu Kasturi

Its: General Manager

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.


STATE OF LOUISIANA )

:

PARRISH OF LAFAYETTE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Seenu Kasturi, whose name as the Manager of Raceland QSR, LLC 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 the Manager of such limited liability company executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 29 day of June 2020.



NOTARY

My commission expires: \_\_\_\_\_

[NOTARIAL SEAL]

STANFORD B. GAUTHIER, II  
NOTARY PUBLIC  
LOUISIANA BAR ROLL NUMBER: 5983  
MY COMMISSION EXPIRES AT DEATH

**EXHIBIT A**

**Legal Description**

Description of a parcel of land situated In Section 21, Township 22 South, Range 2 West, in Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U. S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same Southerly direction for a distance of 160.00 feet; thence turn an angle to the left of 88°33'20" and run in an Easterly direction parallel to said 18th Avenue for a distance of 262.45 feet; thence turn an angle to the left of 90°00'00" and run in a Northerly direction for a distance of 151.91 feet; thence turn an angle to the left of 90°00'00" and run in a Westerly direction for a distance of 117.50 feet; thence turn an angle to the right of 90°00'00" and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue; thence turn an angle to the left of 90°00'00" and run in a Westerly direction along said right of way line for a distance of 76.50 feet; thence turn an angle to the left of 91°26'40" and run in a Southerly direction for a distance of 100.00 feet; thence turn an angle to the right of 91°26'40" and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

And further described as:

A tract of land situated in Section 21, Township 22 South, Range 2 West, in the Town of Calera, Shelby County, Alabama, being more particularly described as follows:

Beginning at the intersection of the East right of way of U.S. Highway 31 and the South right of way of 18th Avenue and run S 00°00'00" E for a distance of 100 feet along the East right of way of U.S. Highway 31 to the True Point of Beginning; thence continue S 00°00'00" E for a distance of 160 feet; thence run S 88°33'20" E to the West right of way of a 20 foot unimproved alley for a distance of 262.45 feet; thence run N 01°26'40" E along the West right of way of said 20 foot alley for a distance of 151.91 feet; thence run N 88°33'20" W for a distance of 117.46 feet; thence run N 01°26'40" E to the South right of way of 18th Avenue for a distance of 108.00 feet; thence run N 88°33'20" W along said South right of way of 18th Avenue for a distance of 76.50 feet; thence run S 00°00'00" W for a distance of 100.00 feet; thence run N 88°33'20" W for a distance of 75.00 feet back to the True Point of Beginning.

Situated in Shelby County, Alabama.

**EXHIBIT B**

**Title Exceptions**

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in this Exhibit B.
3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 133, Page 70.
4. Right of Way granted to South Central Bell Telephone Company as recorded in Real Volume 61, Page 371.
5. Less and except any part of subject property lying within the right of way of a public road.
6. Overhead utility lines as shown by survey of MTM Engineers, Inc. dated October 28, 2015.
7. 35 foot Building Line as shown by survey of MTM Engineers, Inc. dated October 28, 2015.
8. Any Right of First Refusal as contained in any unrecorded franchise agreements between Grantee and Hardee's Food Systems, Inc.

Real Estate Sales Validation Form

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

Grantor's Name Raceland QSR, LLC
Mailing Address 3903 I Ambassador Caffrey Parkway
Lafayette, LA 70503

Grantee's Name GBL Investments, LLC
Mailing Address 2008 3rd Avenue North, Unit 4-D
Birmingham, Alabama 35203

Property Address 8841 Highway 31 South
Calera, Alabama 35040

Date of Sale July 3, 2020
Total Purchase Price \$ 1,102,000.00

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
07/02/2020 03:33:11 PM
S254.50 CHARITY
20200702000276510

Allen S. Bayl

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 6/30/2020

Print Russell M. Cunningham, IV

Unattested (verified by)

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