

AB685672

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that EZELL, LLC, a Nevada limited liability company (the "Grantor") whose address is 103 Lanier Avenue, Mobile, Alabama 36607, for and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND AND NO/100THS DOLLARS (\$270,000.00), in cash and for other good and valuable consideration all hereby acknowledged to have been paid to the Grantor by ROUND TOO INVESTMENTS, LLC, an Alabama limited liability company, (the "Grantee"), whose address is 120 Bishop Circle, Pelham, AL 35124, do hereby, subject to all matters hereinafter set forth, **GRANT, BARGAIN, SELL and CONVEY** unto to the Grantee the real property (the "Property") located in the County of Shelby, State of Alabama, more particularly described on Exhibit "A" attached hereto. The Property address being 1020 Oak Mountain Park Road, Pelham, Alabama 35124.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** the Property unto the Grantee, in fee simple, **FOREVER**.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Ad Valorem Taxes for the year 2020, which said taxes are not due and payable until October 1, 2010.
2. Any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on or under the Property.
3. Sanitary Sewer Easement as contained in Statutory Warranty Deed recorded in Book 271, Page 450.

4. Restrictions contained in Statutory Warranty Deed recorded in Book 271, Page 450.
5. Forte Hotel Easement Agreement as recorded in Book 283, Page 521.
6. Dumpster Easement Agreement as recorded in Book 283, Page 523.
7. Sign Easement Agreement as recorded in Book 283, Page 525.
8. Treetop Easement Agreement as recorded in Book 283, Page 527.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama.

And except as to taxes hereafter falling due, and except as to the above restrictions, reservations, rights of way and easements, all of which are assumed by the Grantee, the Grantor does, for itself and its successors and assigns, hereby covenant with the Grantee, and its successors and assigns, that it is seized of an indefeasible estate in fee simple in the Property, that the Property is free and clear of all encumbrances except as stated above, that it is in the quiet and peaceable possession of the Property, and that it does hereby **WARRANT AND WILL FOREVER DEFEND** the title to the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of September, 2020 by its duly authorized Manager.

EZELL, LLC, a Nevada limited liability company

By: Ezell Holdings, LLC, an Alabama limited liability company

As its Sole Member

By: *Elina Swab*

As its: Manager

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that ELISSA E. WATKINS, whose name as Manager of Ezell Holdings, LLC, an Alabama limited liability company, as the sole member of Ezell, LLC, a Nevada limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, she, being informed of the contents of said instrument, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official notarial seal this the 24 day of September, 2020.

Melissa Barnett Chason
Notary Public

[AFFIX NOTARIAL SEAL]

My Commission Expires: 8/3/2022

This instrument prepared by:
James F. Watkins
MAYNARD COOPER & GALE PC
11 North Water Street; Suite 24290
Mobile, Alabama 36602

MELISSA BARNETT CHASON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES:

EXHIBIT "A"

All that tract or parcel of land lying and being in the South 99.03 feet of Lot 10, Block A, of Nickerson's Addition to Alabaster, as recorded in Map Book 3, Page 61, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Beginning at the Southwest corner of said Lot 10; thence running North 3 degrees 56 minutes West along the West line of said lot for 99.03 feet; thence 91 degrees 41 minutes right (recorded 92 degrees 0 minutes) and running North 87 degrees 45 minutes East and parallel with the South line of said lot for 145.0 feet to a point on the East line of said Lot 10; thence 88 degrees 19 minutes right (recorded 88 degrees 0 minutes) and running South 3 degrees 56 minutes East along the East line of said Lot 10 for 99.03 feet to the Southeast corner of said Lot 10; thence 91 degrees 42 minutes right (recorded 92 degrees 0 minutes) and running South 87 degrees 45 minutes West along the South line of said Lot 10 for 145.0 feet to the point of beginning. Situated in the Town of Alabaster, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2020 02:32:41 PM
\$301.00 CHARITY
20200925000433560

Allen S. Bayl