

This instrument was prepared by:  
BETHANY H. SNEED  
Harrison & Gammons, P.C.  
2430 L & N Drive, Huntsville, AL 35801  
(256) 533-7711 SC20209 (Montevallo)

STATE OF ALABAMA            )  
                                          :  
COUNTY OF SHELBY         )

**WHEREAS, MONTEVALLO SMALL ENGINES, INC., an Alabama corporation,** obtained title to the real property more particularly described in that certain deed from H. G. McGaughy and wife Doris McGaughy, dated and recorded January 20, 1999 in Instrument No. 1999-02682, Probate Records of Shelby County, Alabama; and,

**WHEREAS, the said MONTEVALLO SMALL ENGINES, INC., an Alabama corporation,** on December 31, 2010, by and through its Sole Directors and Sole Shareholders, executed Articles of Dissolution and filed the same on February 23, 2011 in Instrument No. 2011-0223000061320, in the records of the Office of the Judge of Probate of Shelby County, Alabama; and,

**WHEREAS, MICHAEL T. ADAMS and JOSEPH T. ADAMS** were the only Directors and Shareholders of **MONTEVALLO SMALL ENGINES, INC., an Alabama corporation,** at the time of the dissolution of said corporation.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:** That the undersigned, the said **MONTEVALLO SMALL ENGINES, INC., a dissolved corporation,** by and through its Trustees, Michael T. Adams and Joseph T. Adams, who being the only directors and shareholders of said dissolved corporation (**the herein "Grantor"**), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **THE BROADWAY GROUP, LLC, an Alabama limited liability company (the herein "Grantee"),** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto said **THE BROADWAY GROUP, LLC, an Alabama limited liability company,** the following described real estate lying and being in the County of **SHELBY,** State of Alabama, to-wit:

THAT CERTAIN LOT OR SQUARE OF LAND LYING SOUTH OF AND ADJOINING THE DEPOT GROUNDS OF THE SOUTHERN RAILWAY HERETOFORE KNOWN AS AND CALLED THE S. H. MCCAULEY HOME LOT; THE SAME MEASURING 275 FEET, MORE OR LESS, ALONG SAID DEPOT GROUNDS AND RUNNING BACK 310 FEET, MORE OR LESS; THE SAME BEING SITUATED IN THE TOWN OF MONTEVALLO, AND IN THE SW ¼ OF THE NW ¼ OF SECTION 3, TOWNSHIP

24, RANGE 12 EAST AND BEING THE SAME PROPERTY CONVEYED TO JOHN T. MCGAUGHY BY FANNIE C. MCDONOUGH AND JOHN W. MCDONOUGH BY DEED DATED 1<sup>ST</sup> DAY OF SEPTEMBER, 1910; ALSO BEING KNOWN AS BLOCK 7 ACCORDING TO MAP OF S. D. BROWN. LESS AND EXCEPT THAT PORTION CONTAINED IN ALABAMA 25 RIGHT-OF-WAY.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **THE BROADWAY GROUP, LLC**, and unto its successors and assigns forever.

AND THE UNDERSIGNED, Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **THE BROADWAY GROUP, LLC**, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2020, and subsequent years; and further excepting any easements, rights of way or restrictions pertaining to the above described property of record in the Probate Office of **SHELBY** County, Alabama.

The purchase price or actual value claimed can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

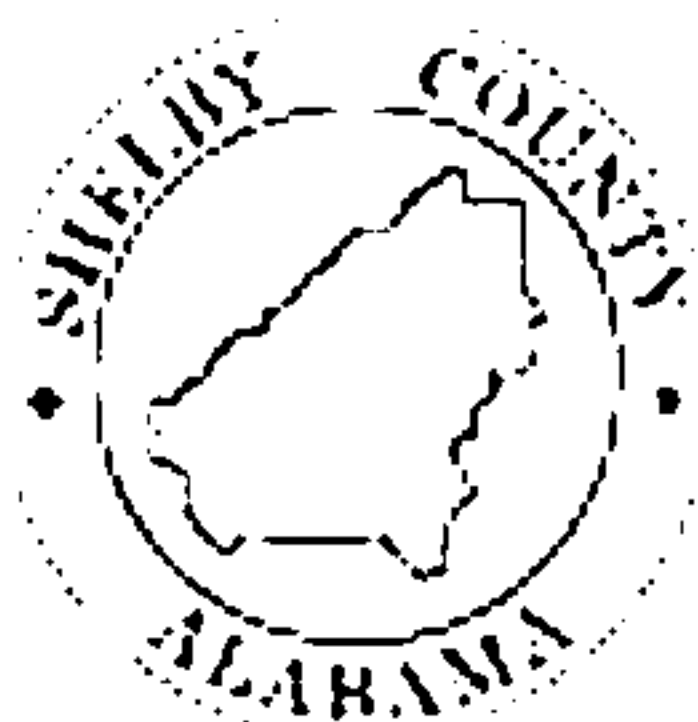
\_\_\_\_\_ Bill of Sale  
\_\_\_\_\_ Sales Contract  
  X   Closing Statement  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other \_\_\_\_\_

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 3485 County Road 54, Montevallo, Alabama 35115  
Grantee's Address: 216 Westside Square, Huntsville, Alabama 35801  
Property Address: 110 Cedar Street, Montevallo, Alabama 35115  
Purchase Price: \$340,000.00

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

[Signatures to Follow.]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/07/2020 11:31:29 AM  
\$29.00 JESSICA  
20201007000455290

*Allie S. Beyl*

20201007000455290 10/07/2020 11:31:29 AM DEEDS 3/3

IN WITNESS WHEREOF, the undersigned has executed these presents on this the 7<sup>th</sup> day of October, 2020.

**MONTEVALLO SMALL ENGINES, INC., a  
dissolved corporation**

By: *Michael T. Adams* (SEAL)  
Michael T. Adams, Trustee

By: *Michael T. Adams as Attorney in Fact* (SEAL)  
Joseph T. Adams, Trustee, by and through his  
Attorney-in-Fact, Michael T. Adams  
*for Joseph T. Adams*

STATE OF ALABAMA       )  
                                     :  
MADISON COUNTY       )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **MICHAEL T. ADAMS**, whose name as Trustee of **MONTEVALLO SMALL ENGINES, INC., a dissolved corporation**, and whose name as Attorney in Fact for **JOSEPH T. ADAMS**, Trustee of said dissolved corporation, 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 such Trustee and as such Attorney in Fact, and with full authority, executed the same voluntarily for and as the act of said dissolved corporation on the day the same bears date.

Given under my hand and seal this the 5 day of October, 2020.

*[Signature]*  
Notary Public  
My Commission Expires: 1/18/21

**Grantee's Address:**  
The Broadway Group, LLC  
216 Westside Square  
Huntsville, AL 35801