

The property conveyed does not constitute the homestead of Grantors.

The purchase price or actual value reflected in this Deed can be verified in the Closing Statement associated with the sale and purchase of the property.

This instrument prepared by:
Scott W. Gosnell, Esq.
Gosnell, P.C.
P.O. Box 661196
Birmingham, Alabama 35266

Send Tax Notices To:
Elpis Holdings, L.L.C.
Miriam H. Fuller
750 West Ashby Road
Brierfield, Alabama 35035

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20201118000527480 1/5 \$384.00
Shelby Cnty Judge of Probate, AL
11/18/2020 10:30:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00)**, constituting the total purchase price, to the undersigned grantors, **ELLIS INVESTMENTS, LLC**, an Alabama limited liability company with a mailing address of P.O. Box 1177, Columbiana, Alabama 35051, and **JOHN MCGEEVER**, an individual, which own the land described herein, (hereinafter, the "GRANTORS"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTORS do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **ELPIS HOLDINGS, L.L.C.**, an Alabama limited liability company with a mailing address of 750 West Ashby Road, Brierfield, Alabama 35035 (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description:

See Exhibit A, attached hereto.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Shelby County, AL 11/18/2020
State of Alabama
Deed Tax: \$350.00

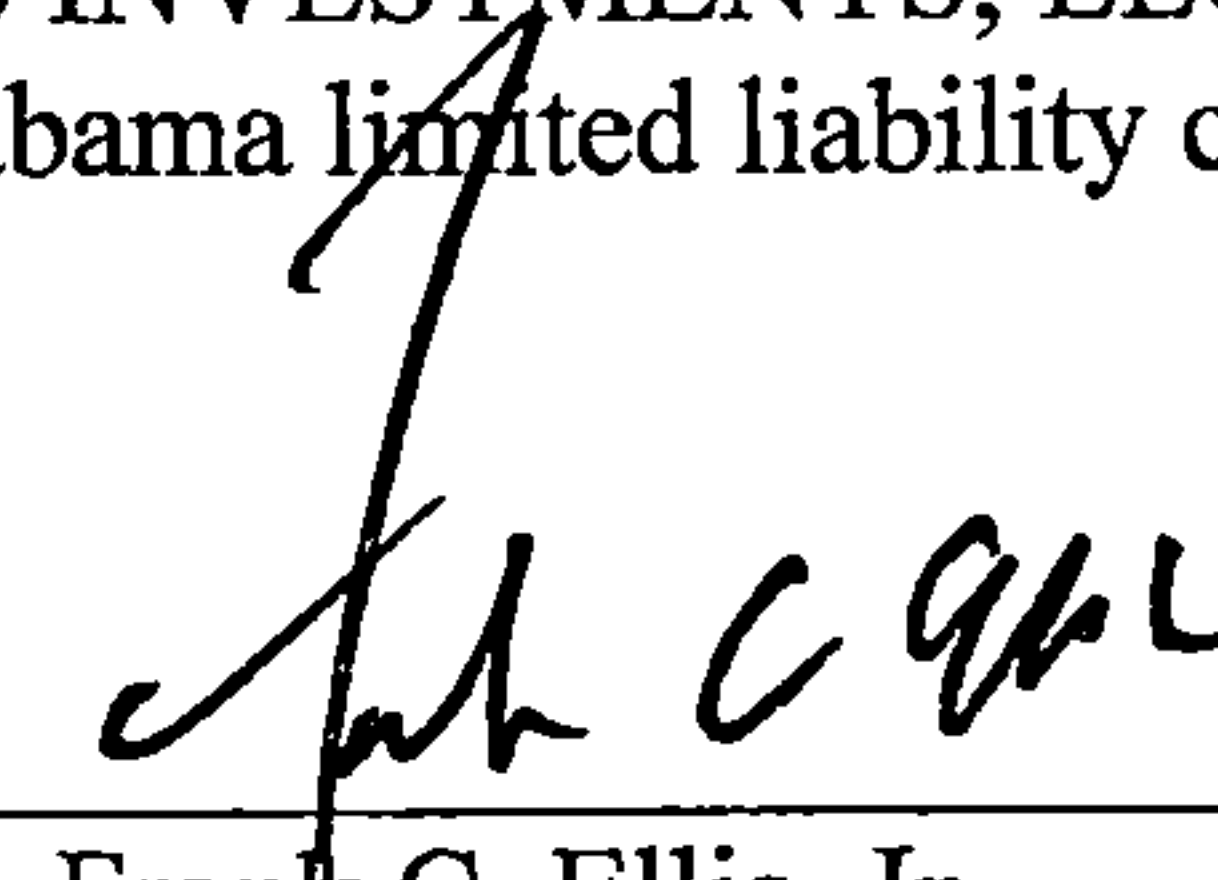
TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTORS do, for themselves, their heirs, executors, administrators, successors and assigns, covenant with the GRANTEE, its heirs, executors, administrators, successors and assigns, that GRANTORS have a good right to sell and convey the same as aforesaid; and that GRANTORS will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTORS and all others claiming by or under GRANTORS.

IN WITNESS WHEREOF, Ellis Investments, LLC and John McGeever, GRANTORS, have set their signature hereunto as the act of such GRANTORS under seal, this the 18th day of November, 2020.

ELLIS INVESTMENTS, LLC,
an Alabama limited liability company

By: _____


Frank C. Ellis, Jr.
Its Manager


JOHN MCGEEVER

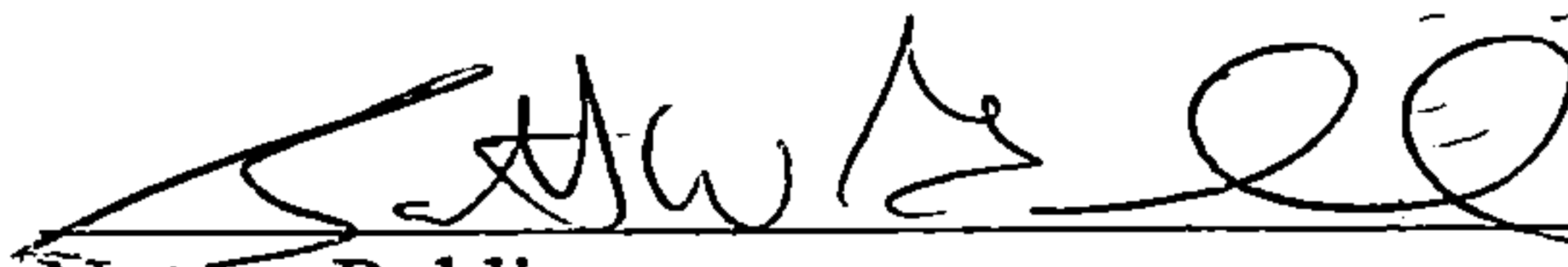

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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr., whose name as manager/member of Ellis Investments, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 18th day of November, 2020.

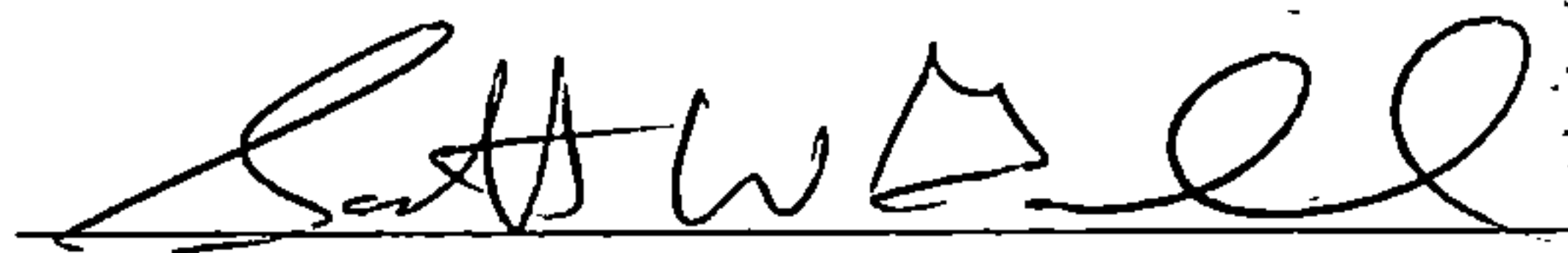

Notary Public
My Commission Expires: October 14, 2024

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that John McGeever, an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2020.


Notary Public
My Commission Expires: October 14, 2024


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EXHIBIT A

Legal Description of Property

Parcel 1

A tract of land situated in the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West, being the point of beginning; thence North 00 deg. 04 min. 54 sec. West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 125.77 feet to the Southerly right of way of Shelby County Highway 52; thence South 63 deg. 59 min. 10 sec. East along said right of way for a distance of 125.32 feet to a point on a curve to the right having a central angle of 3 deg. 16 min. 00 sec. and a radius of 1787.73 feet, said curve subtended by a chord bearing South 62 deg. 21 min. 10 sec. East a chord distance of 101.91 feet; thence along the arc of said curve and along said right of way for a distance of 101.93 feet; thence South 14 deg. 20 min. 47 sec. East along said right of way for a distance of 132.75 feet to the point of Intersection of the right of way of Shelby County Highway 52 and the Northwesternly right of way of Shelby County Highway 11; thence South 37 deg. 40 min. 46 sec. West along said Highway 11 right of way and leaving said Highway 52 right of way for a distance of 383.15 feet; thence North 00 deg. 11 min. 54 sec. West and leaving said right of way for a distance of 408.33 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and run South 00 deg. 41 min. 13 sec. East and run along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 344.25 feet to the proposed Northwestern-most right of way line of Shelby County Road 11, said point also being the Point of Beginning; thence run North 37 deg. 08 min. 46 sec. East along said proposed Northwestern – most right of way line of Shelby County Road 11 for a distance of 363.36 feet to the South right of way line of Shelby County Road 52; thence run South 14 deg. 43 min. 59 sec. East along said South right of way line of Shelby County Road 52 for a distance of 27.63 feet to the current Northwestern - most right of way line of Shelby County Road 11, thence leaving said South right of way line of Shelby County Road 52 run South 38 deg. 52 min. 48 sec. West along said current right of way line for a distance of 248.51 feet, thence run South 38 deg. 44 min. 54 sec. West along said current right of way line for a distance of 112.22 feet to said East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 00 deg. 41 min. 13 sec. West along said East line for a distance of 18.06 feet to the Point of Beginning.



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LESS AND EXCEPT:

A part of the SE ¼ of the SE ¼, Section 19, Township 20 South, Range 2 West, identified as Tract No. 9 on Project No. STPBH-7280(600), Shelby County, Alabama, and being more fully described as follows:

Commencing at the Northwest Corner of said SE ¼ of the SE ¼; thence South along the West line of said SE ¼ of the SE ¼ for a distance of 363.77 feet to the point of intersection with the required right of way line 88.24 feet left of the CR 11 centerline of Project No. STPBH-7280(600) station 14+86.07 being the point of beginning of the property herein to be conveyed; thence North 38 deg. 46 min. 62 sec. East along the required right of way line for a distance of 113.35 feet to a point 65.00 feet left of said centerline station 16+00.00; thence North 38 deg. 51 min. 29 sec. East for a distance of 248.51 feet to the point of intersection of the present right of way line 57.57 feet left of said centerline station 18+48.40; thence South 13 deg. 20 min. 39 sec. East along the present right of way line for a distance of 21.53 feet; thence South 37 deg. 05 min. 05 sec. West for a distance of 383.55 feet to the point of intersection with the grantor's (grantor of right of way being Interstate Restaurant Investors, LLP and Ellis Investments, LLC) western property line 40.56 feet left of said centerline station 14+51.15; thence North along said property line for a distance of 45.05 feet to the point of beginning.

Parcel II

A parcel of land situated in the Northeast ¼ of the Southeast ¼ of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the said Northeast ¼ of the Southeast ¼ and run North 00 deg. 38 min. 36 sec. West along the West line of said ¼ - ¼ section for a distance of 123.36 feet to the Point of Beginning, said point also being on the existing Southernmost right of way line of Shelby County Road 52 (R.O.W. Varies); thence leaving said right of way line continue to run North 00 deg. 38 min. 36 sec. West for a distance of 57.39 feet to a point on the proposed Southernmost right of way line of said Shelby County Road 52, said point also being on a curve turning to the right, said curve having a radius of 1133.00 feet, a central angle of 10 deg. 56 min. 19 sec. a chord bearing of South 60 deg. 47 min. 01 sec. East, and a chord distance of 215.98 feet, thence run along said proposed Southernmost right of way line and along the arc of said curve for a distance of 216.31 feet; thence run South 55 deg. 18 min. 56 sec. East along said proposed right of way line for a distance of 52.93 feet; thence run South 03 deg. 42 min. 10 sec. West along proposed right of way line for a distance of 100.00 feet to a point on the said existing Southernmost right of way line, thence leaving said proposed right of way line run North 14 deg. 43 min. 59 sec. West along said existing right of way line for a distance of 82.76 feet; thence run North 62 deg. 56 min. 28 sec. West along said existing right of way line for a distance of 101.79 feet to a point on a curve turning to the left, said curve having a radius of 1392.39 feet, a central angle of 5 deg. 07 min. 19 sec., a chord bearing of North 65 deg. 30 min. 07 sec. West, and a chord distance of 124.43 feet; thence run along said existing right of way line and along the arc of said curve for a distance of 124.47 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.



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