

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

AMERICAN TIRE HOLDINGS LLC
112 DAVID GREEN RD
BIRMINGHAM, AL - 35244

STATUTORY WARRANTY DEED

20201202000549910

12/02/2020 11:37:49 AM

DEEDS 1/1

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Byrd's Foursome, LLC an Alabama limited liability company, whose mailing address is 1000 Hollybrook Rd, Leeds, AL 35094 (herein referred to as Grantor, whether one or more), does hereby grant, bargain, sell and convey unto American Tire Holdings, LLC (herein referred to as Grantee, whether one or more) whose mailing address is 112 David Green Rd, Birmingham, AL 35244 the following described real estate, situated in Shelby County, Alabama, the address of which is 112 David Green Road, Birmingham, AL 35244 to-wit:

Lot 13, according to the Survey of Owen's Industrial Park First Addition, as recorded in Map Book 11, Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2021 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Robert G. Byrd and Sharon W. Byrd are the managers of the Grantor and have full power and authority to execute this conveyance.

\$600,000.00 of the consideration recited herein was derived from a purchase money mortgage held by Grantor.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed, or the property described herein, other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of acquisition of the rights thereof by Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 1 day of DEC, 2020.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2020 11:37:49 AM
\$222.00 CHARITY
20201202000549910



Byrd's Foursome, LLC
By: Robert G. Byrd
(Robert G. Byrd, Manager)
By: Sharon W. Byrd
Sharon W. Byrd, Manager

Allen S. Byrd

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Robert G. Byrd and Sharon W. Byrd as Managers of Byrd's Foursome, LLC, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of DEC, 2020.



Notary Public
My Commission Exp. 3.1.22