

This document prepared by:

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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Ajlouny Investments, L.L.C.
3605 8th Avenue South
Birmingham, Alabama 35222

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 23rd day of December, 2020, for and in consideration of the **sum of Four Million and No/100 Dollars (\$4,000,000.00)**, as can be verified by purchase contract, and other good and valuable consideration to

THORNTON DUNNAVANT VALLEY HOLDINGS, LLC,
an Alabama limited liability company,
having a mailing address of **2 Office Park Circle, Suite 110, Birmingham, Alabama 35223**

(herein referred to as "Grantor"), in hand paid by

AJLOUNY INVESTMENTS, L.L.C.,
an Alabama limited liability company,
having a mailing address of **3605 8th Avenue South, Birmingham, Alabama 35222**

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "**Property**"; the Property having a **property address of 1324 Dunnavant Valley Road, Birmingham, Alabama 35242**), to-wit:

All that certain lot or parcel of land situate in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lots C3-A and C4-A, according to Resurvey 1 of the Dunnavant Square Commercial Subdivision, as recorded in Map Book 49, Page 65, in the Office of the Judge of Probate in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of any Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2021 and subsequent years not yet due and payable.
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 39, Pages 119A, B, and C, Map Book 48, Page 79 and Map Book 49, Page 65, in the Office of Judge of Probate of Shelby County, Alabama.

NOTE: Some easements may be affected by vacations as set forth in Instrument # 20180427000142690 and Instrument # 20180314000082440.

3. Right of Way recorded in Book 196, Page 237; Book 196, Page 248; and Book 196, Page 254, in the Office of Judge of Probate of Shelby County, Alabama.
4. Easements and Restrictive Covenants recorded in Instrument #20080401000129920, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Articles of Incorporation of Dunnivant Square Owners Association, Inc., recorded 04/23/2008, in Instrument #20080423000166360, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Dunnivant Square Owners Association, Inc. recorded June 22, 2009, in Instrument #20090622000238750, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Dunnivant Square Owners Association, Inc., recorded February 17, 2010, in Instrument #20100217000046640, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Memorandum of Sewer Agreement recorded 11/02/2012, in Instrument #20121102000422200, in the Office of Judge of Probate of Shelby County, Alabama.
9. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument #20080328000125360, Instrument #20080822000338780, and Instrument #20100713000222660, in the Office of Judge of Probate of Shelby County, Alabama, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20060630000315160, in the Office of Judge of Probate of Shelby County, Alabama.
11. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument #20170816000297340, Instrument #20171102000397510, and Instrument # 20180118000018170, in the Office of Judge of Probate of Shelby County, Alabama.
12. Memorandum of Lease between Dunnivant Commercial Lease, LLC and Dunnivant Valley Piggly Wiggly, Inc. dated January 4, 2018 and recorded in Instrument # 2018011000011070, in the Office of Judge of Probate of Shelby County, Alabama.
13. Utility Easement in favor of Shelby County, Alabama recorded in Instrument # 2018029000043160, in the Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns, in fee simple forever.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The 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).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized representative effective as of the date first above written.

GRANTOR:

THORNTON DUNNAVANT VALLEY HOLDINGS, LLC,
an Alabama limited liability company

By: [Signature]
Name: William L. Thornton, III
Title: Sole Member

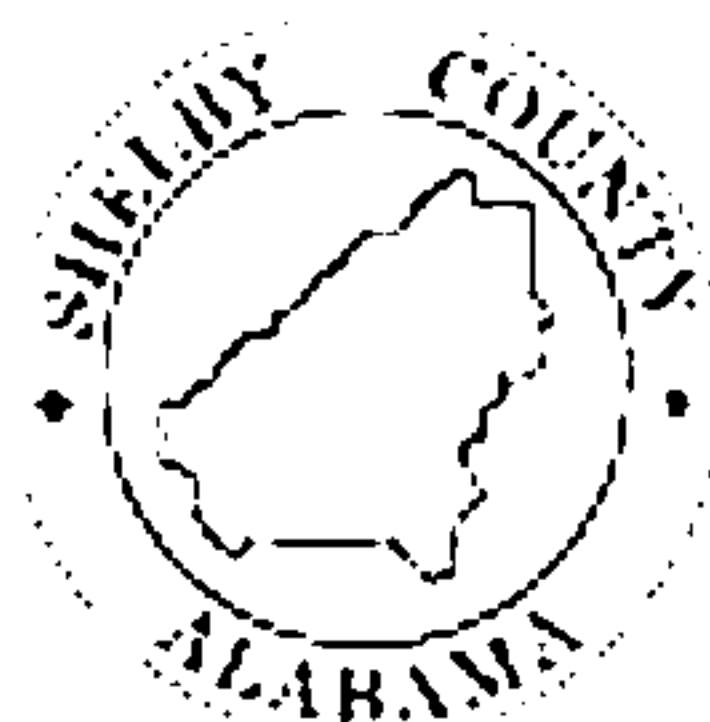
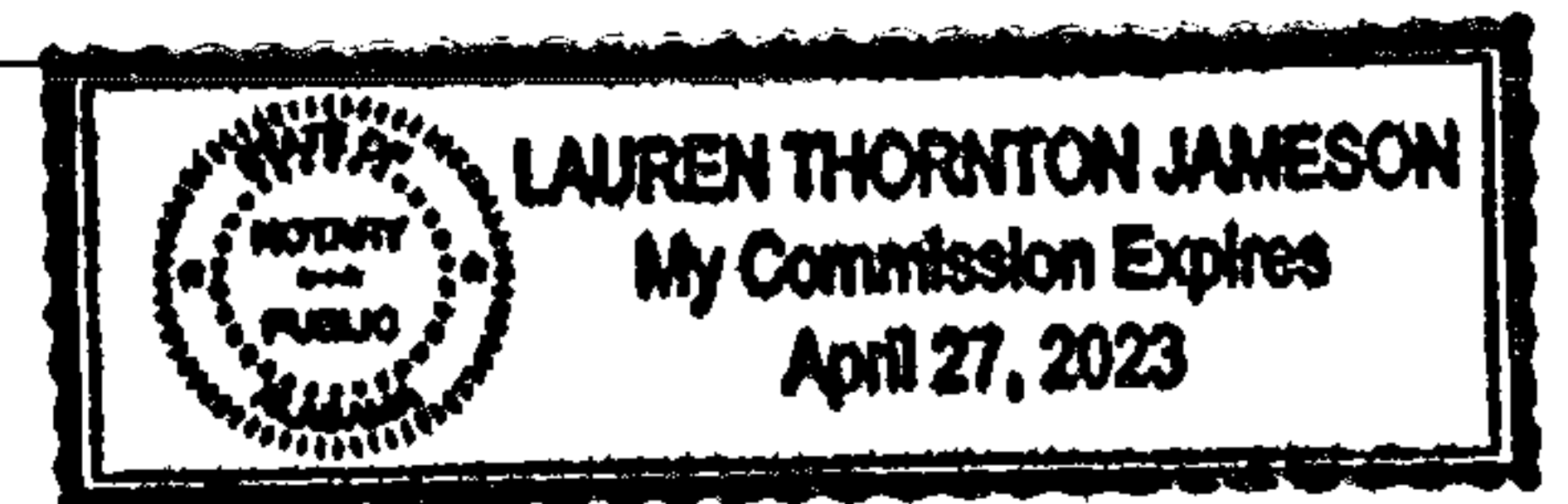
STATE OF ALABAMA)
)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William L. Thornton, III, whose name as Sole Member of Thornton Dunnivant Valley Holdings, LLC, an Alabama 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 of said conveyance, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 23rd day of December, 2020.

{ SEAL }

[Signature: Lauren Thornton Jameson]
Notary Public
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 07:47:12 AM
\$4031.00 CHARITY
20201229000594860

[Signature: Allen S. Bayl]