

ABB 85672

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORRECTION WARRANTY DEED

WHEREAS, by Warranty Deed dated September 24, 2020 and recorded as Instrument Number 20200925000433560 of the records maintained in the Office of the Judge of Probate of Shelby County, Alabama (the "Original Deed"), **EZELL, LLC**, a Nevada limited liability company (the "Grantor"), conveyed certain real property located in Shelby County, Alabama to **ROUND TWO INVESTMENTS, LLC**, an Alabama limited liability company (the "Grantee"); and

WHEREAS, the legal description contained in the Original Deed was incomplete; and

WHEREAS, Grantor desires to correct the legal description for the real property intended to be conveyed by Grantor to Grantee.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Grantor, whose address is 103 Lanier Avenue, Mobile, Alabama 36607, for and in consideration of the recitals set forth above and to correct the description in the Original Deed, and for other good and valuable consideration all hereby acknowledged to have been paid to the Grantor by Grantee, whose address is 120 Bishop Circle, Pelham, Alabama 35124, does 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**.

{05574204.2}

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, 2020.
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 12th day of January, 2021 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: Elyssa Watkins

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, 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 12th day of January, 2021.

Beth Rogers
Notary Public

[AFFIX NOTARIAL SEAL]

My Commission Expires: 4/22/2023

BETH ROGERS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 22, 2023

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

**EXHIBIT A
LEGAL DESCRIPTION**

Part of the SE 1/4, Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1,826.71 feet; thence 122 degrees 59 minutes 53 seconds left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91 degrees 16 minutes 39 seconds right and run Northeasterly for 152.01 feet; thence 90 degrees left and run Northwesterly for 349.62 feet; thence 90 degrees left and run Southwesterly for 160.00 feet; thence 88 degrees 41 minutes 21 seconds right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 degrees 18 minutes 39 seconds right and run Northeasterly along said right of way line for 253.07 feet; thence 14 degrees 02 minutes 10 seconds right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a County road; thence 30 degrees 57 minutes 50 seconds right and run Easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 degrees 00 minutes right and run Southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 degrees left and run Northeasterly for 575.98 feet to a point on the Westerly right of way line of I-65 Service drive; thence 86 degrees 19 minutes 31 seconds right and run Southeasterly along said right of way line for 142.98 feet; thence 22 degrees 07 minutes 10 seconds right and run Southeasterly along said right of way line for 23.50 feet to the point of beginning; thence continue Southeasterly along said right of way line for 163.81 feet to a point on the approximate floodway line of Bishop Creek; thence 104 degrees 36 minutes 32 seconds right and run Northwesterly along said floodway line for 178.84 feet; thence 56 degrees 56 minutes 47 seconds right and run Northwesterly for 95.24 feet; thence 100 degrees 30 minutes 00 seconds right and run Northeasterly for 205.16 feet to the point of beginning;

Also all that tract or parcel lying and being in Shelby County, in the City of Pelham, Alabama and being more particularly described as follows: Beginning at the Northeasterly property corner at the right of way of Oak Mountain Park Circle of the Thriftlodge Motel site; thence run South 56 degrees 57 minutes 3 seconds West a distance of 22.0 feet to a point, the True Point of Beginning; thence run South 33 degrees 2 minutes 57 seconds East, a distance of 75.60 feet to a point; thence run South 53 degrees 45 minutes 49 seconds East, a distance of 76.66 feet to a point; thence run South 78 degrees 31 minutes 1 second East, a distance of 60.70 feet to a point; thence run South 6 degrees 53 minutes 4 seconds East, a distance of 22.07 feet to a point; thence run North 78 degrees 31 minutes 1 second West, a distance of 68.67 feet to a point; thence run North 53 degrees 45 minutes 49 seconds West, a distance of 90.41 feet to a point; thence run North 33 degrees 2 minutes 57 seconds West, a distance of 79.62 feet to a point; thence run North 56 degrees 57 minutes 3 seconds East a distance of 22.0 feet to a point; the Terminus Point of this description.

LESS AND EXCEPT that portion of caption lands conveyed to Forte Hotels International, Inc. by deed recorded in Real Record 283, Page 519, more particularly described as follows:

Part of SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4 Section, thence run East along the South line of same for 1,826.71 feet, thence 122 degrees 59 minutes 53 seconds left and run Northwesterly for 399.97 feet to a point on the northerly right of way line of Oak Mountain Park Road, thence continue Northwesterly along the same course for 846.69 feet; thence 91 degrees 18 minutes 39 seconds right and run Northeasterly for 152.01 feet; thence 90 degrees 0 minutes left and run Northwesterly for 349.02 feet; thence 90 degrees 0 minutes left and run

**EXHIBIT A
LEGAL DESCRIPTION - Continued**

Southwesterly for 160.0 feet; thence 88 degrees 41 minutes 21 seconds right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 degrees 18 minutes 39 seconds right and run Northeasterly along said right of way line for 253.07 feet; thence 14 degrees 2 minutes 10 seconds right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a County Road; thence 30 degrees 57 minutes 50 seconds right and run Easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 degrees 0 minutes right and run Southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 degrees 0 minutes left and run Northeasterly for 575.98 feet to a point on the Westerly right of way line of I65 Service Drive; thence 86 degrees 19 minutes 31 seconds right and run Southeasterly along said right of way line for 142.98 feet; thence 22 degrees 7 minutes 10 seconds right and run Southeasterly along said right of way line for 187.31 feet to a point on the approximate floodway line of Bishop Creek; thence 104 degrees 36 minutes 32 seconds right and run Northwesterly along said floodway line for 144.84 feet to the point of beginning; thence continue Northwesterly along the same line for 34.0 feet; thence 56 degrees 56 minutes 47 seconds right and run Northwesterly for 95.24 feet; thence 100 degrees 30 minutes 0 seconds right and run Northeasterly for 78.50 feet; thence 105 degrees 34 minutes 45 seconds right and run Southerly for 110.75 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2021 02:32:28 PM
\$35.00 CHERRY
20210129000050320

Allie S. Bayl