

**SEND TAX NOTICES TO:**

BAO HOLDINGS, LLC  
Attn: Eric Wood  
4925 Cahaba Valley Trace  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA            )  
  :  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Million Nine Hundred Seventy-Five Thousand and 00/100 Dollars (\$1,975,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, CASSIMUS ENTERPRISES, LLC, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto BAO HOLDINGS, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate described on **Exhibit "A"** attached hereto and situated in Shelby County, Alabama.

[NOTE: A portion of the purchase price recited above was paid from a \$1,580,000.00 mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** does for itself and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on **Exhibit "A"**, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

[WARRANTY DEED – SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 19 day of March, 2021.

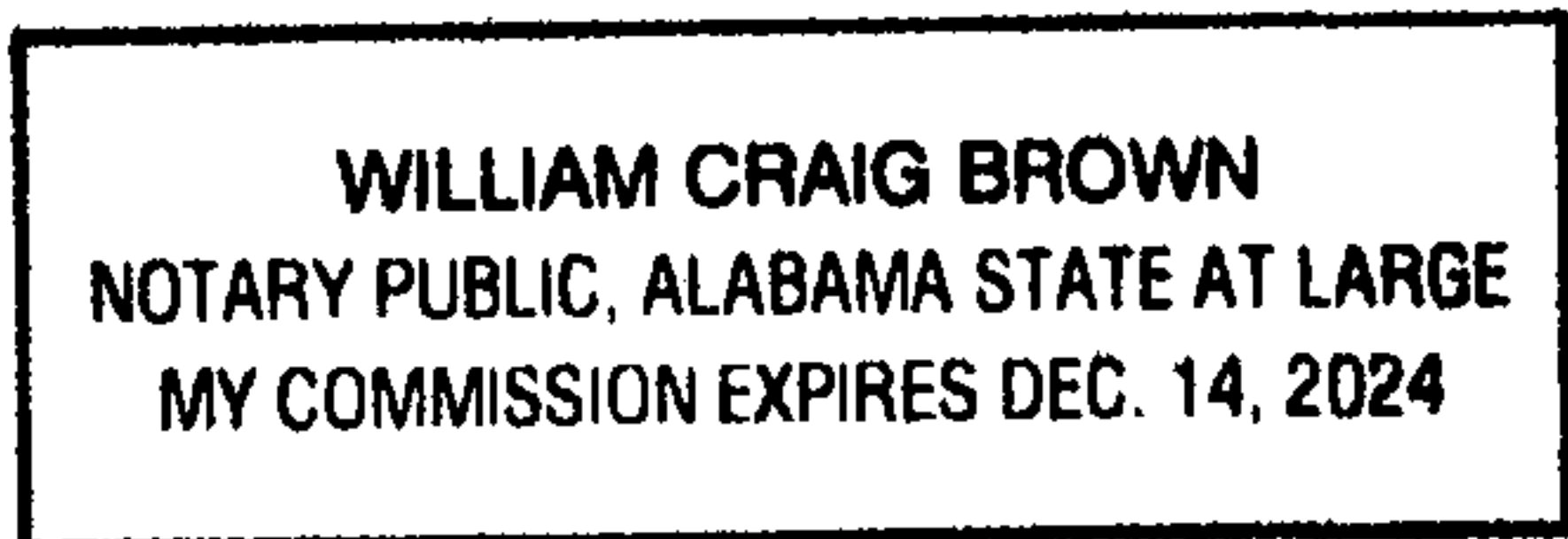
CASSIMUS ENTERPRISES, LLC, *an Alabama limited liability company*

BY: [Signature]  
Marcus Cassimus  
Its Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marcus Cassimus, whose name as Managing Member of CASSIMUS ENTERPRISES, LLC, an Alabama 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, he, as such member and managing member, and with full authority, executed the same voluntarily, as an act of said limited liability company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 19<sup>th</sup> day of March, 2021.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 12/14/2024

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William C. Brown  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

**EXHIBIT "A"**

Parcel I

Commence at the SE corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run northerly 329.90 feet along the Section line; thence left 90 degrees 02 minutes 42 seconds, 180.22 feet to the Point of Beginning; thence continue along the same course westerly 250.74 feet to the Easterly R.O.W. of Pelham Industrial Road (McCain Parkway); thence left 94 degrees 22 minutes 54 seconds, 217.20 feet along said R.O.W.; thence left 90 degrees 01 minutes 58 seconds, 250.21 feet; thence left 90 degrees 01 minutes 26 seconds 197.81 feet to the Point of Beginning.

Parcel II

A parcel of land located in the Southeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southeast Corner of said Section 24; thence run North along the East Section line a distance of 330.00 feet to the Point of Beginning; thence continue North along the East Section line a distance of 304.95 feet; thence left 89 degrees 59 minutes 56 seconds, westerly, a distance of 454.03 feet to the East Right-of-Way of Pelham (McCain) Industrial Parkway; thence left 93 degrees 52 minutes 12 seconds to the chord of a curve to the left with a radius of 3789.72 feet and a chord of 74.48 feet; thence run along the arc of said curve a distance of 74.48 feet to the Point of Tangency; thence continue Southerly along the East right-of-way, tangent to said curve a distance of 231.63 feet; thence left 85 degrees 34 minutes 17 seconds a distance of 43.15 feet to the Point of Beginning. Situated in Shelby County, Alabama.

**SUBJECT TO:**

- i) taxes and assessments for the year 2021, a lien but not yet payable;
- ii) right of way to Alabama Power Company recorded in Deed Book 126, page 292 and Instrument No. 20140321000078260;
- iii) right of way granted to City of Pelham recorded in Real 64, Page 312;
- iv) right of way granted to South Central Bell Telephone Company recorded in Real 119, Page 870; and
- v) coal, oil, gas and mineral and mining rights which are not owned by Grantor.

**REAL ESTATE SALES VALIDATION FORM**

*[This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1]*

|                   |  |                          |  |
|-------------------|--|--------------------------|--|
| Grantor's Name:   | <u>CASSIMUS ENTERPRISES, LLC, an Alabama limited liability company</u> | Grantee's Name:          | <u>BAO HOLDINGS, LLC, an Alabama limited liability company</u> |
| Mailing Address:  | <u>1800 Mayfair Drive<br/>Birmingham, AL 35209</u>                     | Mailing Address:         | <u>4925 Cahaba Valley Trace<br/>Birmingham, AL 35242</u>       |
| Property Address: | <u>1455 &amp; 1475 McCain Pkwy.<br/>Pelham, Alabama 35124</u>          | Date of Sale:            | <u>March 18, 2021</u>  |
|                   |  | Total Purchase Price:    | <u>\$1,975,000.00</u>  |
|                   |  | Or                       |  |
|                   |  | Actual Value:            | _____  |
|                   |  | Or                       |  |
|                   |  | Assessor's Market Value: | _____  |

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (check one) (RECORDATION OF DOCUMENTARY EVIDENCE IS NOT REQUIRED)

|           |                   |       |              |
|-----------|-------------------|-------|--------------|
| _____     | Bill of Sale      | _____ | Appraisal    |
| <u>XX</u> | Sales Contract    | _____ | Other: _____ |
| _____     | Closing Statement |       |              |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**INSTRUCTIONS**

- Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.
- Property address – the physical address of the property being conveyed, if available.
- Date of Sale – the date on which interest to the property was conveyed.
- Total Purchase Price – the total amount paid for the purchase of the Property, both real and personal, being conveyed by the instrument offered for record.
- Actual Value – if the Property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]




I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h).

Date: March 18, 2021

|            |               |
|------------|---------------|
| Unattested | (verified by) |
|------------|---------------|

GRANTOR:

**CASSIMUS ENTERPRISES, LLC**, *an Alabama limited liability company*

BY:   
Marcus Cassimus  
Its Managing Member



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/19/2021 04:02:40 PM  
\$429.00 CHARITY  
20210319000140850

*Allie S. Bayl*