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03/31/2021 01:08:26 PM
DEEDS 1/4

A PURCHASE MONEY MORTGAGE ENCUMBERING THE PROPERTY IN THE PRINCIPAL AMOUNT OF \$542,500.00 IS BEING FILED CONTEMPORANEOUSLY HERewith. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES IN THE AMOUNT OF \$813.75.

THIS INSTRUMENT PREPARED BY:

Matthew D. Evans, Esq.
Marks & Evans, P.C.
P.O. Box 11386
Birmingham, Alabama 35202

Send Tax Notice To:
CNE Properties LLC
2321 Longleaf Way
Vestavia, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **EL POBLANO MEXICAN RESTAURANT, INC., an Alabama corporation, (the "Grantor")**, for the sum of Seven Hundred Seventy-Five Thousand and 00/100 Dollars and (\$775,000.00), do hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **CNE Properties LLC, an Alabama limited liability company (the "Grantee")**, all of such Grantor's right, title, and interest in the following described property situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as set forth on Exhibit A attached hereto (the "**Property**").

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Easement to Plantation Pipeline, as recorded in Deed Volume 112, page 281, in the Probate Office of Shelby County, Alabama.
5. Easement to the City of Alabaster, as recorded in Instrument 1996-33520, in the Probate Office of Shelby County, Alabama.
6. Easement to AT&T, as recorded in Deed Volume 213, page 992, in the Probate Office of Shelby County, Alabama.
7. Rights of others in and to that 50 foot easement set out in Instrument 2000-11556, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantee, and her successors and assigns forever in fee simple. Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that Grantor has the right to sell and convey the same as aforesaid; and that the Grantor, for itself and its successors and assigns, shall warrant and defend the same to the said Grantee, and her successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under such Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

IN WITNESS WHEREOF, Grantor has executed this conveyance to be effective as of March 31, 2021.

GRANTOR:

El Poblano Mexican Restaurant, Inc.,
an Alabama corporation



Fidel Castro, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

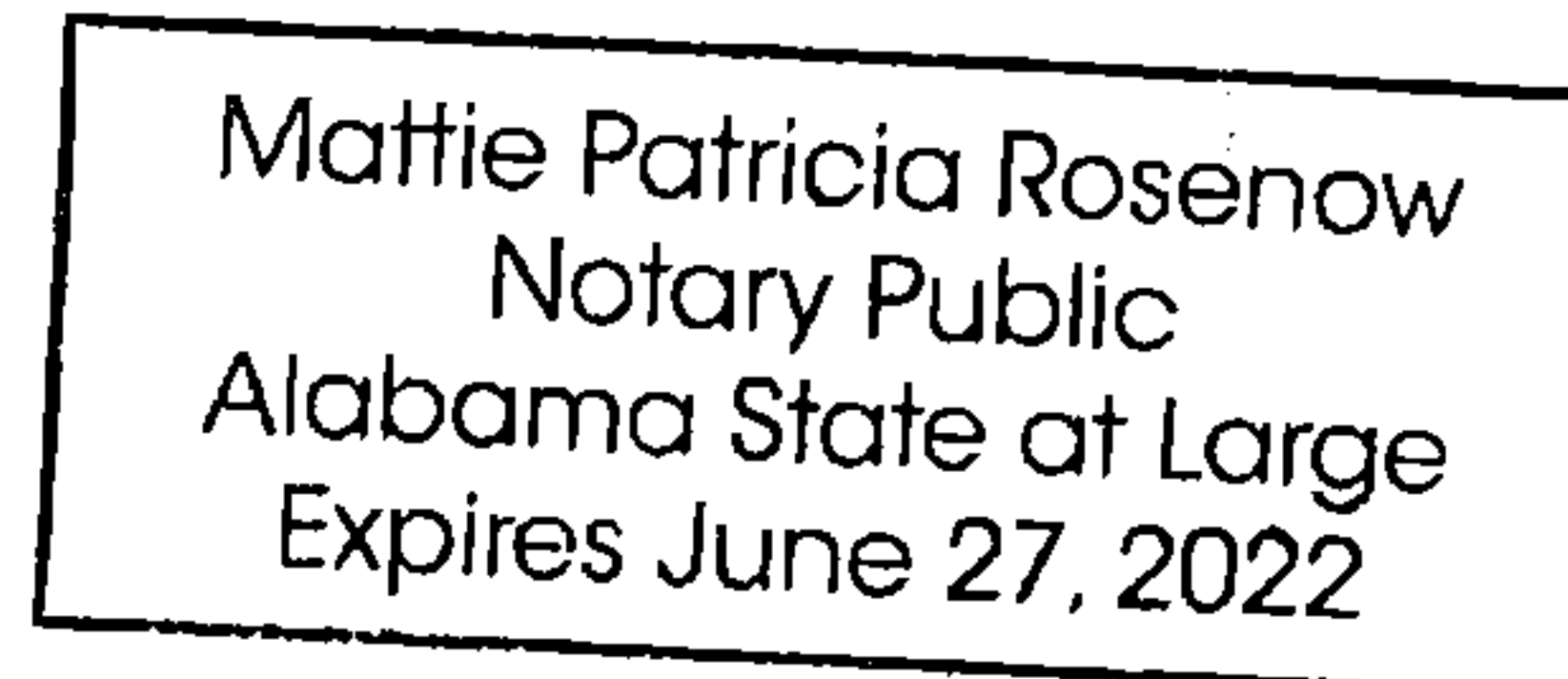
I, the undersigned, a notary public in and for said county in said state, hereby certify that Fidel Castro, whose name as President of El Poblano Mexican Restaurant, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal this the 31 day of March, 2021.



Notary Public

My Commission Expires: 06-27-2022
(SEAL)



Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

El Poblano Mexican Restaurant, Inc..	CNE Properties LLC
2499 Rocky Ridge Road	2321 Longleaf Way
Vestavia Hills, Alabama 35242	Vestavia, AL 35243

Property Address: 251 Buck Creek Plaza, Alabaster, AL 35007

Purchase Price: \$775,000.00

The Purchase Price of the Property can be verified by the closing statement.

EXHIBIT A

LEGAL DESCRIPTION

A Parcel of land located in the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89°48'58" East along the said South line of said Section 11 a distance of 1,312.15 feet to a point; thence run North 24°26'03" East a distance of 1,267.80 feet to a point; thence run North 66°12'41" West a distance of 275.07 feet to a point; thence run North 23°47'19" East a distance of 25.0 feet to a rebar corner; thence run North 23°47'19" East a distance of 200.75 feet to a rebar corner and the point of beginning of the parcel being described; thence run North 21°49'51" East a distance 358.14 feet to a point in the centerline of Buck Creek; thence run South 57°41'14" East along the centerline of said creek a distance of 180.38 feet to a point; thence run South 79°24'31" East along the centerline of said creek a distance of 100.36 feet to a point on the Westerly margin of Alabama Highway No. 119; thence run Southerly along the arc of a highway curve to the right having a central angle of 04°10'52" and a radius of 4,660.00 feet an arc distance of 340.07 feet to a point on the arc of a cul-de-sac curve to the left having a central angle of 183°35'43" and a radius of 50.0 feet; thence run Northerly and Westerly along the arc of said cul-de-sac curve an arc distance of 160.22 feet to a rebar corner, thence run North 68°18'53" West a distance of 194.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress and egress to and from the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119 as set out in Instrument 2000-11556, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2021 01:08:26 PM
\$263.50 CHERRY
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Allen S. Bayl