

This instrument was prepared by:
BETHANY H. SNEED
Harrison & Gammons, PC
2430 L & N Drive, Huntsville, AL 35801
256-533-7711 (THK2966-Montevallo, AL)

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **THE BROADWAY GROUP, LLC, an Alabama limited liability company (the herein "Grantor")**, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **KD CAPITAL INVESTMENTS, LLC, a Louisiana Alabama limited liability company (the herein "Grantee")**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real estate lying and being in the County of **SHELBY**, State of Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF VILLAGE SQUARE, AS RECORDED IN MAP BOOK 35, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE Property, together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property. Said Property being subject, however, to the permitted exceptions attached here to as Exhibit A.

AND THE UNDERSIGNED Grantor, for itself, its successors and assigns does hereby and in consideration of the Property, warrant and will forever defend the title to the above described and hereby granted Property against all acts of all persons claiming by, through or under Grantor, but not further or otherwise.

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 216 Westside Square, Huntsville, Alabama 35801
Grantee's Address: 2210 Llangeler Drive, Ruston LA 71270
Property Address: 4168 Hwy 119, Montevallo, AL 35115
Purchase Price: \$1,710,000.00

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned 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).

IN WITNESS WHEREOF, **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, has caused this instrument to be executed for and as the act of said limited liability company on this the 26th day of March, 2021.

THE BROADWAY GROUP, LLC, an Alabama limited liability company

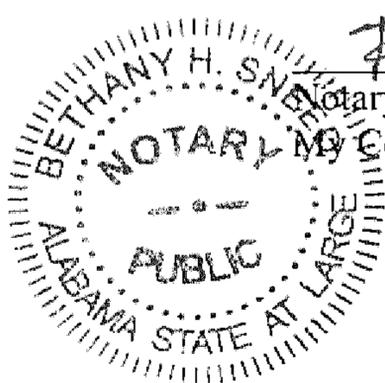
BY: BROADWAY MANAGEMENT, LLC, an Alabama limited liability company, Its Manager

By: [Signature] (SEAL)
Lisa M. Hawkins, Authorized Agent

STATE OF ALABAMA)
:
MADISON COUNTY)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Lisa M. Hawkins, whose name as Authorized Agent of **BROADWAY MANAGEMENT, LLC, an Alabama limited liability company in its capacity as Manager of THE BROADWAY GROUP, 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 the conveyance, he/she, as such Authorized Agent, and with full authority, executed the same voluntarily for and as the authorized acts of said entities on the day the same bears date.

Given under my hand and seal this the 26th day of March, 2021



[Signature]
Notary Public
Commission Expires: 9-17-2023

Send Tax Notice To:
KD Capital Investments, LLC
2210 Llangeler Drive
Ruston, LA 71270

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. All taxes 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. Such state of facts as shown in Plat Book 35, Page 19, Probate Records of Shelby County, Alabama:
4. That certain Easement from William J. O'Neal, a widower, to Alabama Power Company, dated December 8, 1959 and recorded in Book 207, Page 672, Probate Records of Shelby County, Alabama.
5. That certain Easement from William J. O'Neal, and wife, Hazel A. O'Neal, to Alabama Power Company, dated October 27, 1964 and recorded in Book 233, Page 590, Probate Records of Shelby County, Alabama.
6. The rights of Dolgencorp, LLC as a tenant in possession under that certain unrecorded Lease dated August 29, 2019, between The Broadway Group, LLC, an Alabama limited liability company, as Landlord, and Dolgencorp, LLC, as Tenant, as assigned to KD Capital Investments, LLC, as Landlord, by unrecorded Assignment and Assumption of Lease dated April 7, 2021.
7. Matters shown by a current Survey.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2021 02:46:00 PM
\$370.00 CHERRY
20210407000175660

Allie S. Beyl