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04/14/2021 08:53:48 AM
QCDEED 1/4

This Document Was Prepared by:

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Attn: Beatriz Azcuy, Esq.

After Recording Please Return to:

Davis Wright Tremaine LLP
920 Fifth Avenue, Suite 3300
Seattle, WA 98104
Attn: Elisabeth Woare, Esq.

Reserved for Recording Purposes Only

QUITCLAIM DEED

This QUIT CLAIM DEED, made this 24th day of March, 2021, by **NPC International, Inc.**, a Kansas corporation, whose address is 4200 W 115th St, Suite 200, Leawood, KS 66211, hereinafter called the "Grantor(s)", to **Hut Birmingham LLC**, a Delaware limited liability company, whose address is 225 Bush Street, Suite 1800, San Francisco, CA 94104, hereinafter called the "Grantee(s)":

Witneseth: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, hereby quitclaim and convey unto the Grantee(s), all that certain land situated in Shelby County, Alabama, pursuant to the Confirmation Order of the United States Bankruptcy Court for the Southern District of Texas, Houston Division, in Case No. 20-33353 (DRJ), Docket No. 1477, filed on January 29, 2021, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Also known as street name and number: 1000 Oak Mountain Circle, Pelham, AL 35124

[Signatures on following page]

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

GRANTOR:

NPC International, Inc., a Kansas corporation

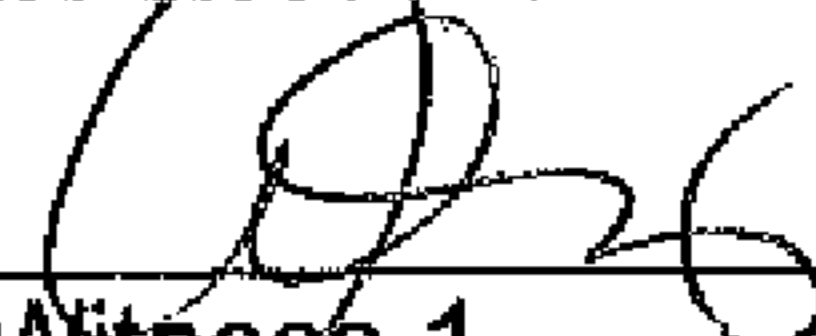
By: 
Name: Eric Koza
Title: Chief Restructuring Officer

4200 W 115th St, Suite 200, Leawood,
KS 66211

Address (City, State, and ZIP)


Phone Number

IN WITNESS THEREOF,


Witness 1

Anjalee Nirgudker
Printed Name

Mountain Lakes NJ 07046
Address (City, State, and ZIP)


Phone Number


Witness 2

STEPHANIE TROIS
Printed Name

MOUNTAIN LAKES NJ 07046
Address (City, State, and ZIP)


Phone Number

STATE OF NJ)

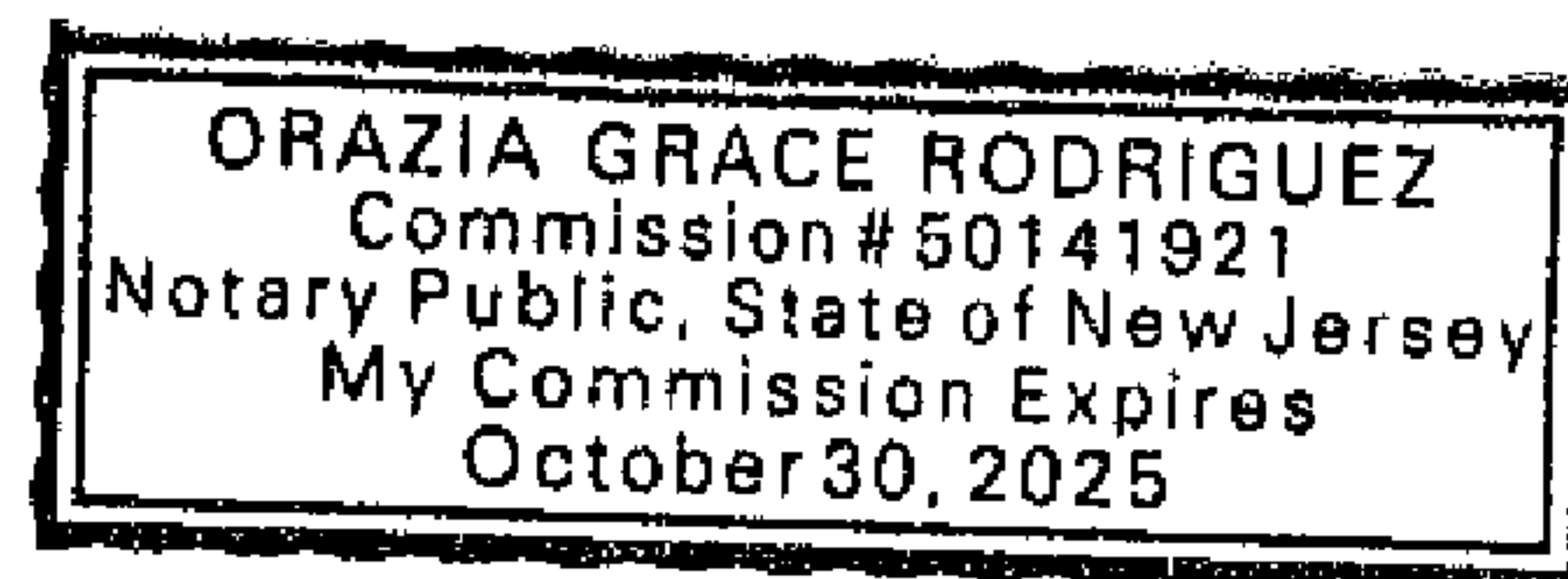
COUNTY OF Essex) ss:

The foregoing instrument was acknowledged before me this 22 day of March, 2021, by Eric Koza, as Chief Restructuring Officer of NPC International, Inc., a Kansas corporation, on behalf of such corporation. He/She is personally known to me or has produced NJ Drivers License as identification.

My commission expires: 10/30/25


NOTARY PUBLIC

[NOTARY SEAL]



[signature page to quitclaim deed: 1000 OAK MOUNTAIN CIR, PELHAM, AL]

EXHIBIT "A"

Legal Description

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PART OF THE SOUTHEAST 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 DEG. 59 MIN. 53 SEC. 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 DEG. 18 MIN. 39 SEC. RIGHT AND RUN NORTHEASTERLY FOR 152.01 FEET; THENCE 90 DEG. LEFT AND RUN NORTHWESTERLY FOR 349.02 FEET; THENCE 90 DEG. LEFT AND RUN SOUTHWESTERLY FOR 160.00 FEET; THENCE 88 DEG. 41 MIN. 21 SEC. RIGHT AND RUN NORTHWESTERLY FOR 25.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 91 DEG. 18 MIN. 39 SEC. RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 253.07 FEET; THENCE 14 DEG. 02 MIN. 10 SEC. RIGHT AND CONTINUE NORTHEASTERLY FOR 9.51 FEET TO A POINT ON THE SOUTHERLY RIGHT AT WAY LINE OF A COUNTY ROAD; THENCE 30 DEG. 57 MIN. 50 SEC. 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 DEG. 00 MIN. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 390.67 FOOT TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 90 DEG. LEFT AND RUN NORTHEASTERLY FOR 375.98 FEET TO A POINT ON SAID RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT OF WAY FOR 200.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF I-65 SERVICE DRIVE; THENCE 86 DEG. 19 MIN. 31 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OR WAY LINE FOR 142.98 FEET; THENCE 22 DEG. 07 MIN. 10 SEC. RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 23.50 FEET; THENCE 82 DEG. 02 MIN. 49 SEC. RIGHT AND RUN SOUTHWESTERLY FOR 205.16 FEET; THENCE 79 DEG. 30 MIN. 00 SEC. RIGHT AND RUN NORTHWESTERLY FOR 127.59 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name NPC International, Inc.
 Mailing Address 4200 W 115th St, Suite 200
Leawood, KS 66211

Grantee's Name Hut Birmingham LLC
 Mailing Address 225 Bush Street, Suite 1800
San Francisco, CA 94104

Property Address 1000 Oak Mountain Circle
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ Sale pursuant to Bankruptcy Order

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 680,300



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/14/2021 08:53:48 AM
 \$32.00 CHERRY
 20210414000185180

Eric S. Koza

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☐ Other _____

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).

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 1975 § 40-22-1 (h).

Date 3/22/21

Print ERIC KOZA

Unattested

[Signature] 3/22/21
 (verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

ORAZIA GRACE RODRIGUEZ
 Commission # 50141921
 Notary Public, State of New Jersey
 My Commission Expires
 October 20, 2025

Print Form

Form RT-1