

This instrument was prepared by:  
BETHANY H. SNEED  
Harrison & Gammons, PC  
2430 L & N Drive, Huntsville, AL 35801  
256-533-7711 SC20142 (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 **ELM 26 AL, LLC, an 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:

THAT CERTAIN LOT OR SQUARE OF LAND LYING SOUTH OF AND ADJOINING THE DEPOT GROUNDS OF THE SOUTHERN RAILWAY HERETOFORE KNOWN AS AND CALLED THE S. H. MCCAULEY HOME LOT; THE SAME MEASURING 275 FEET, MORE OR LESS, ALONG SAID DEPOT GROUNDS AND RUNNING BACK 310 FEET, MORE OR LESS; THE SAME BEING SITUATED IN THE TOWN OF MONTEVALLO, AND IN THE SW ¼ OF THE NW ¼ OF SECTION 3, TOWNSHIP 24, RANGE 12 EAST AND BEING THE SAME PROPERTY CONVEYED TO JOHN T. MCGAUGHY BY FANNIE C. MCDONOUGH AND JOHN W. MCDONOUGH BY DEED DATED 1<sup>ST</sup> DAY OF SEPTEMBER, 1910; ALSO BEING KNOWN AS BLOCK 7 ACCORDING TO MAP OF S. D. BROWN. LESS AND EXCEPT THAT PORTION CONTAINED IN ALABAMA 25 RIGHT-OF-WAY.

TO HAVE AND TO HOLD the above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining and unto their heirs and assigns forever. Said property being subject, however, to ad valorem taxes due October 1, 2021, and subsequent years; and further excepting any restrictions, rights-of-way and easements pertaining to the above described property of record in the Probate Office of **SHELBY** County, Alabama. 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  
  X   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: 1171 S. Robertson Boulevard, Suite 179, Los Angeles, California 90035  
Grantee's Address: 216 Westside Square, Huntsville, Alabama 35801  
Property Address: 110 Cedar Street, Montevallo, Alabama 35115  
Purchase Price: \$1,882,783.00


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).

**[SIGNATURE AND ACKNOWLEDGMENT TO FOLLOW]**

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 22nd day of April, 2021.

THE BROADWAY GROUP, LLC, an Alabama  
limited liability company

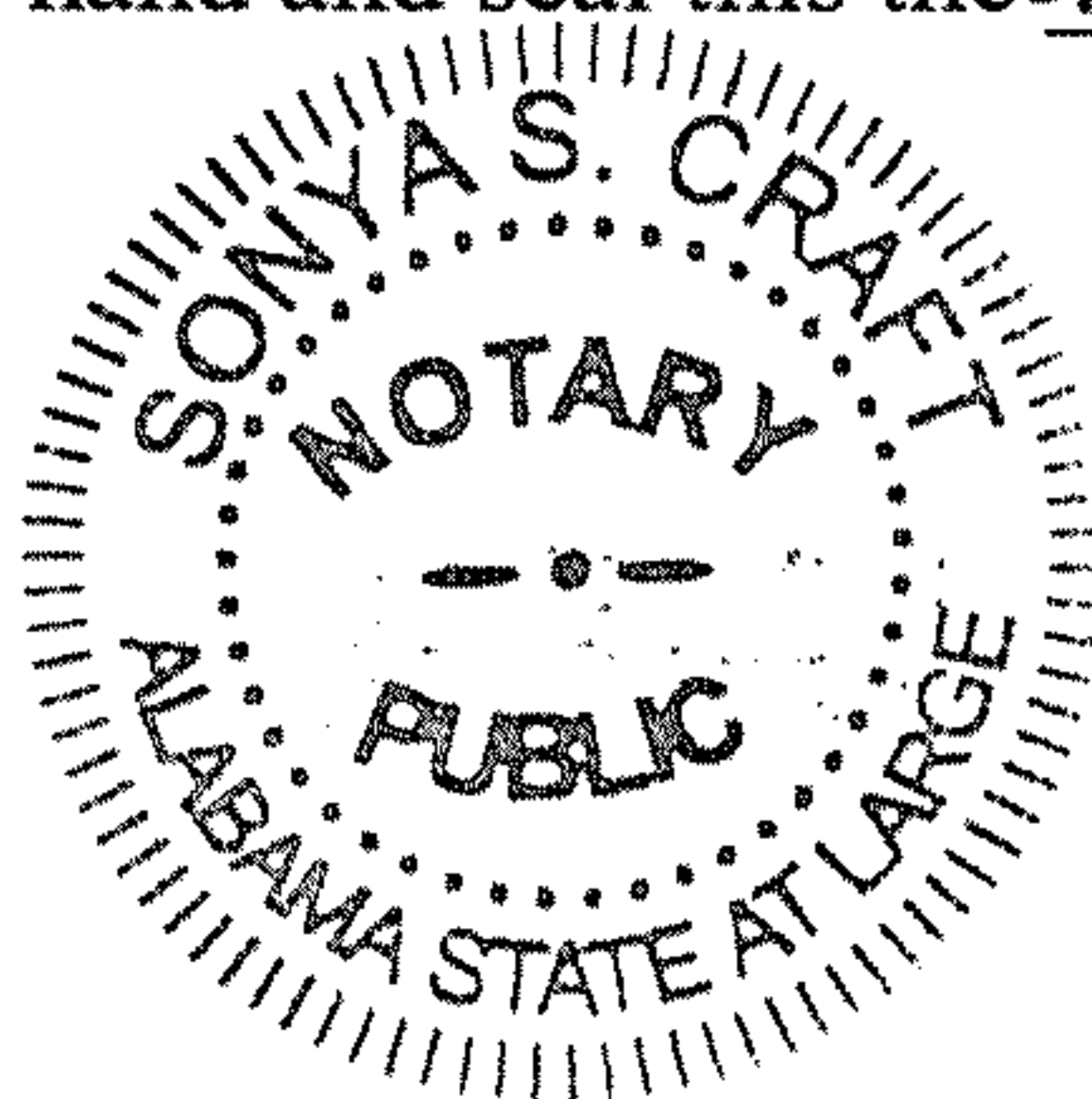
BY: BROADWAY MANAGEMENT, LLC, an  
Alabama limited liability company,  
Its Manager

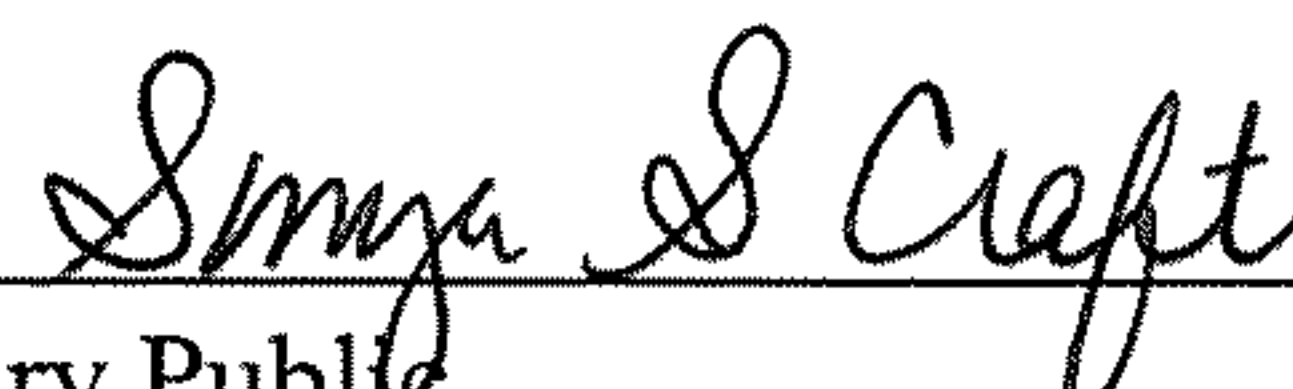
By:  (SEAL)  
Lisa M. Hawkins, Authorized Agent

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, 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 22nd day of April, 2021.



  
Notary Public  
My Commission Expires: 9/6/2022

Send Tax Notice To:  
Elm 26 AL, LLC  
1171 S. Robertson Blvd.  
Suite 179  
Los Angeles, CA 90035



**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. Easement – Distribution Facilities by The Broadway Group, LLC, an Alabama limited liability company, to Alabama Power Company, an Alabama corporation, dated February 24, 2021 and recorded March 31, 2021 in Instrument No. 20210331000159530, Probate Records of Shelby County, Alabama.
4. The rights of Dolgencorp, LLC as a tenant in possession under that certain unrecorded Lease dated effective **October 23, 2019**, between The Broadway Group, LLC, an Alabama limited liability company, as Landlord, and Dolgencorp, LLC, as Tenant, as assigned to Elm 26 AL, LLC, an Alabama limited liability company, as Landlord, by unrecorded Assignment and Assumption of Lease dated April 22, 2021.
5. Matters shown by a current Survey.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/23/2021 03:53:08 PM  
\$502.00 CHERRY  
20210423000203540

*Allen S. Bayl*