

Send Tax Notice to:
Kinematic Holdings, LLC
3933 Rice Mine Road NE
Tuscaloosa, AL 35406

**This instrument prepared by, and
record and return to:**
Matthew D. Evans
Marks & Evans, P.C.
400 Century Park South, Suite 100
Birmingham, AL 35226
(205) 251-8302

STATE OF ALABAMA)
COUNTY OF SHELBY)

**Grantor’s Name/Mailing
Address:**
Aria Burns Investments, LLC
PO BOX 26005
Pelham, AL 35260

**Grantee’s Name/Mailing
Address:**
Kinematic Holdings, LLC
3933 Rice Mine Road NE
Tuscaloosa, AL 35406

Property address:
1976 McCain Parkway,
Pelham, AL 35124

Date of sale: July 12, 2021

Purchase Price: \$665,000.00

The purchase price or actual value claimed in this instrument can be verified in the following
documentary evidence:
___ Bill of Sale x Sales Contract ___ Closing Statement ___ Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of SIX HUNDRED SIXTY-FIVE THOUNSAND AND 00/100 DOLLARS (\$665,000.00) and other good and valuable consideration **ARIA BURNS INVESTMENTS, LLC**, an Alabama limited liability company (the “Grantor”), does hereby grant, bargain, sell, and convey unto **KINEMATIC HOLDINGS, LLC**, an Alabama limited liability company (“Grantee”), all of Grantor’s right, title, and interest in the real property and improvements thereon situated in the County of Sumter, State of Alabama, (the “Property”), to-wit;

Lot 15-A, McCain Industrial Park, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 20 South, Range 3 West and run Westerly along the North line of said Section, 782.14 feet; thence turn left 84 degrees, 35 minutes, 57 seconds and run 69.26 feet; thence turn left 9 degrees, 09 minutes, 18 seconds and run 411.47 feet; thence turn right 0 degrees, 17 minutes, 46 seconds and run 594.24 feet;

thence turn left 26 degrees, 44 minutes, 06 seconds and run 37.82 feet to the point of beginning; thence turn left 59 degrees, 48 minutes, 24 seconds and run 201.54 feet to a point on the Westerly right of way of McCain Parkway; thence turn right 90 degrees, 19 minutes, 12 seconds and run along said right of way 285.50 feet; thence turn right 73 degrees, 18 minutes, 07 seconds and run 154.41 feet; thence turn right 102 degrees, 53 minutes, 58 seconds and run 268.50 feet; thence turn left 26 degrees, 42 minutes, 53 seconds and run 70.61 feet to the point of beginning. All lying and being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns, forever, provided that the Property is subject to the permitted encumbrances more particularly described as follows (the "Permitted Encumbrances"):

1. All taxes for the year 2021 and subsequent years, not yet due and payable
2. Right of Way granted to South Central Bell as recorded in Real Book 133, Page 43.
3. Lease to Dowdy Outdoor Advertising referenced in Real Book 327, Page 623 and Real Book 373, Page 380.
4. Right of Way granted to the City of Pelham as recorded in Real Book 135, Page 777. 14. Right of Way granted to Alabama Power Company by instrument(s) recorded in Transmission Line Permit Deed Book 126, Page 303.
5. Right of Way granted to the State of Alabama as recorded in Deed Book 282, Page 413.
16. Denial of all existing, future, or potential common law or statutory rights of access between subject property and I-65.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 56, Page 481.
7. Release of Damages as recorded in Deed Book 282, Page 413.

Grantor does for himself, and his heirs, personal representatives, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property, and that Grantor and his heirs, personal representatives, and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed this 12th day of July, 2021.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the date first above mentioned.

GRANTOR:

ARIA BURNS INVESTMENTS, LLC
an Alabama limited liability company

Alpesh M. Patel
_____, its *member*

STATE OF ALABAMA §
COUNTY OF *Jefferson* §

I, the undersigned, a notary public in and for said County in said State, hereby certify that *Alpesh M. Patel*, whose names as *member* of **ARIA BURNS INVESTMENTS, 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, (s)he, as such *member* and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the *12th* day of July 2021.

Candace Roberson

Notary Public
My Commission Expires: *2/12/24*

Candace Roberson
Notary Public, Alabama State At Large
My Commission Expires Feb 12, 2024

[SEAL]

Notary Public
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2021 08:50:04 AM
\$119.50 JOANN
20210713000338850

Allen S. Bayl