

This instrument was prepared by:
Jack J. Kubiszyn
Christian & Small LLP
505 N. 20th Street, Suite 1800
Financial Center
Birmingham, AL 35203

Send Tax Notice to:
HCR Cabinets & Countertops, LLC
1975 McCain Parkway
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor, **Collum Properties, LLC** an Alabama limited liability company ("Grantor"), in hand paid by **HCR Cabinets & Countertops, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND, except for the matters set forth on Exhibit "B" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances, and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be effective as of the 14 day of July, 2021.

GRANTOR:

COLLUM PROPERTIES, LLC,
an Alabama limited liability company

By: Oakworth Capital Bank,
an Alabama banking corporation

Its: Manager

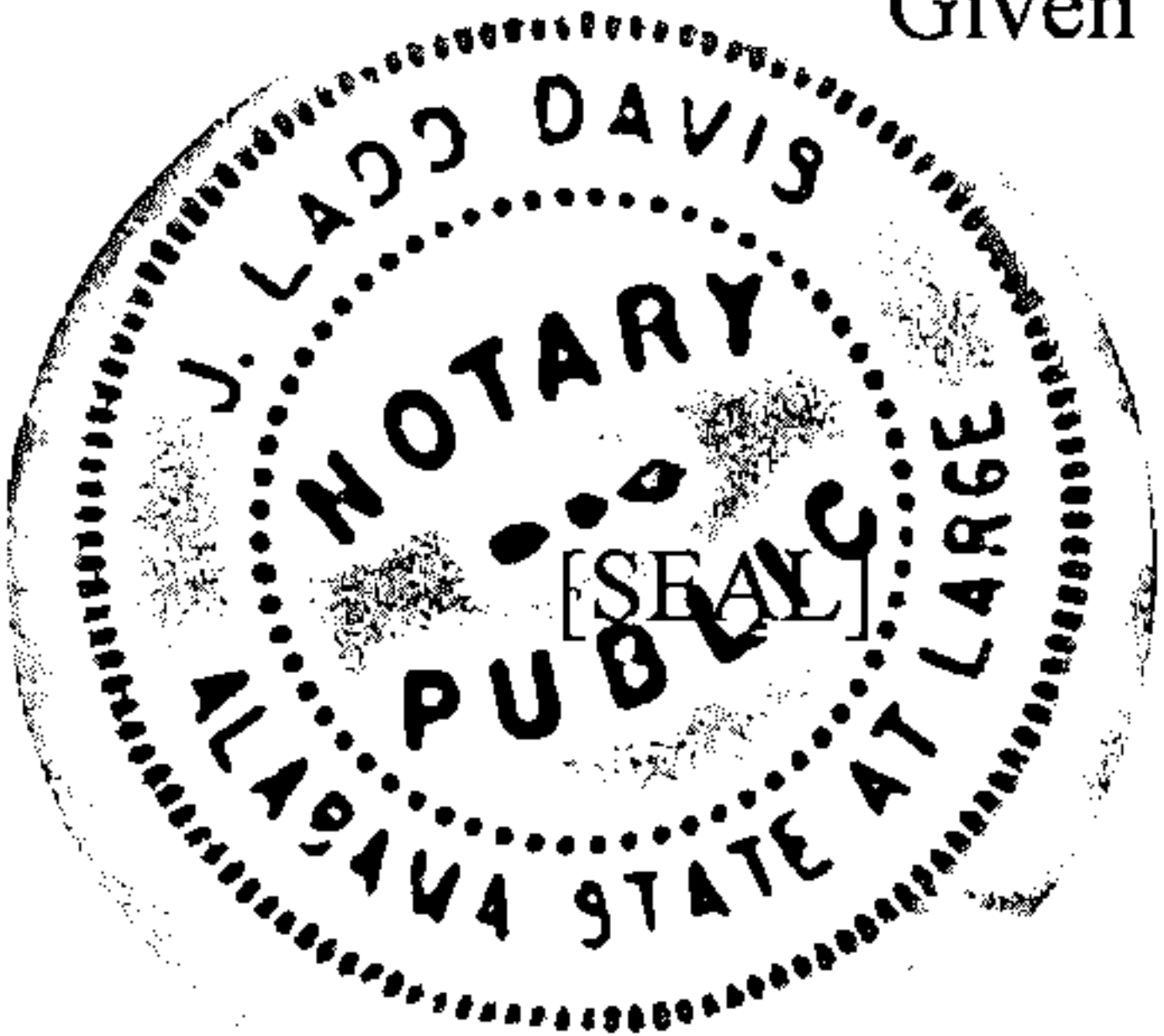
By: *Richard Littrell*
Print Name: Richard Littrell
Its: Associate Managing Director

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, J. Ladd Davis, a Notary Public in and for said County in said State, hereby certify that Richard Littrell whose name as Associate Managing Director of Oakworth Capital Bank, an Alabama banking corporation, in its capacity as Manager of Collum Properties, LLC an Alabama limited liability company is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Associate Managing Director and with full authority, executed the same voluntarily for and as the act of said Bank in its capacity as Manager of said limited liability company.

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



J. Ladd Davis
NOTARY PUBLIC

My Commission Expires: 11/1/2021

**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land in the East Half of the East Half of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 25; thence run South along the East section line 1309.65 feet to the Point of Beginning; thence continue last course 370.75 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 378.01 feet to a point on a clockwise curve on the East right of way of McCain Parkway, having a central angle of 58 degrees 49 minutes 55 seconds and a radius of 241.07 feet; thence turn right 32 degrees 42 minutes 16 seconds to the tangent of said curve and run Northwesterly along arc of said curve 241.07 feet to the point of the tangent; thence continue Northerly along said tangent 161.49 feet; thence turn right 88 degrees 27 minutes 49 seconds, leaving said right of way and run East 484.42 feet to point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of taxes and assessments due October 1, 2021, and for subsequent years, not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 126, Page 303.
3. Less and except any portion lying within McCain Parkway and/or Pardue Road.
4. Right of way to South Central Bell recorded in Real Volume 133, Page 43 and Book 277, Page 529.
5. Encroachment by fence along the Northerly and Southerly boundary lines as shown on survey by Rodney Y. Shiflett dated May 13, 2021.
6. 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 the Land.

Real Estate Sales Validation Form

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

Grantor's Name:	Collum Properties, LLC	Grantee's Name:	HCR Cabinets & Countertops, LLC
Mailing Address:	850 Shades Crest Parkway Birmingham, AL 35209	Mailing Address:	398 Knightsbridge Alabaster, Al 35007
Property Address:	1975 McCain Parkway Pelham, Alabama 35214	Date of Sale:	July <u>14</u> , 2021
			Total Purchase Price: \$1,589,000.00 or Actual Value: _____ or Assessor's Market Value: _____

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):

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: Tax Assessor Market Value |
| <input type="checkbox"/> Closing Statement | |

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).

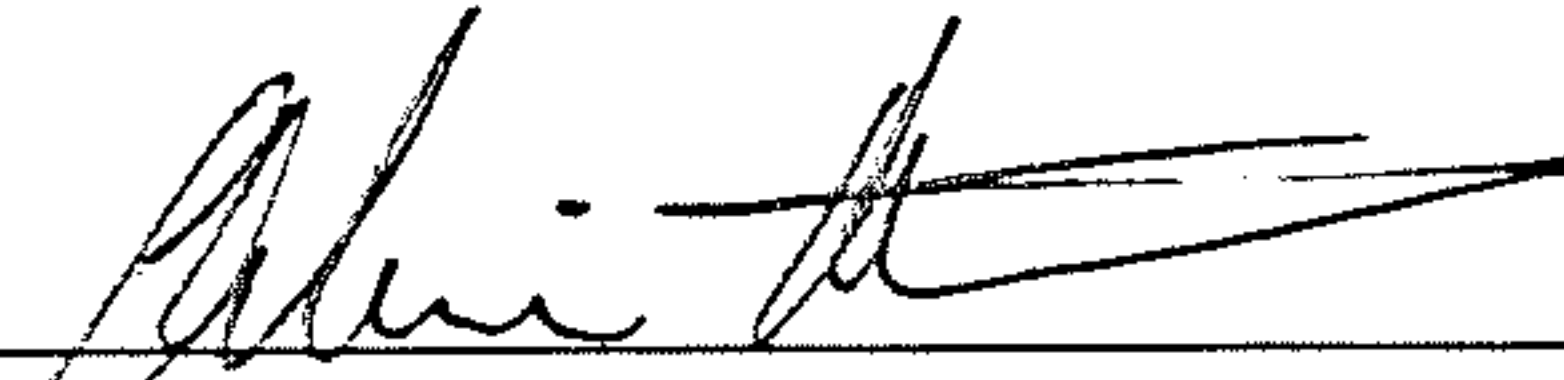
Date: July 14, 2021

SIGNATURE APPEARS ON THE FOLLOWING PAGE

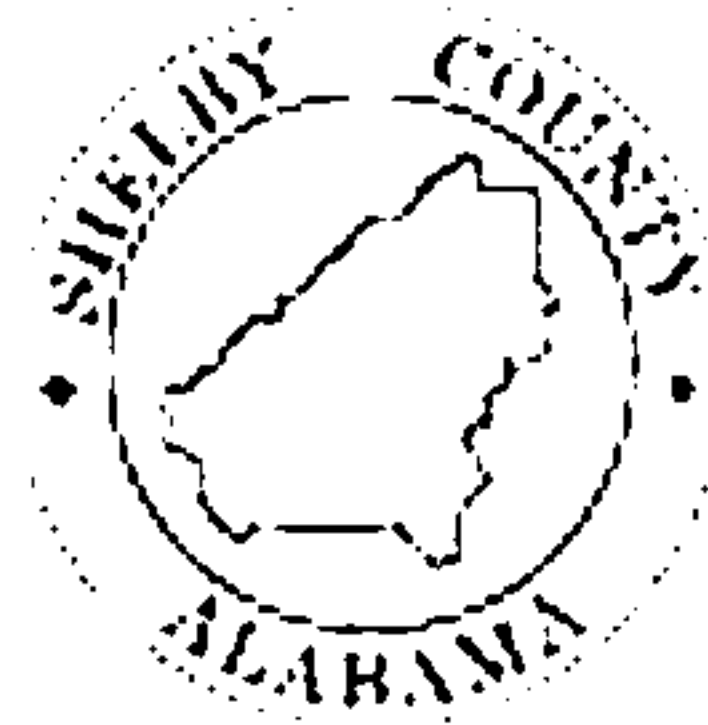
Unattested

GRANTEE:

HCR Cabinets & Countertops, LLC

By: 

Its: MC 76201



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2021 08:47:17 AM
\$38.00 CHERRY
20210715000343630

Allie S. Boyd