

20211021000512190
10/21/2021 09:48:56 AM
DEEDS 1/5

This instrument was prepared by:
ELI SATRA SHANS
The ESS Group, Inc.
1171 S. Robertson Blvd, Suite 179, Los Angeles, CA 90035
310-678-4608 *Montevallo, AL*

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **ELM 26 AL, 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 **PARBS, 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; 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.

Parcel ID: 36 2 03 2 003 009.000

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 not yet due and payable, 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: 2920 Berkeley Drive, Birmingham, Alabama 35242
Property Address: 110 Cedar Street, Montevallo, Alabama 35115
Purchase Price: \$2,110,000.00

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).

[SIGNATURE AND ACKNOWLEDGMENT TO FOLLOW]

IN WITNESS WHEREOF, **ELM 26 AL, 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 ____ day of October, 2021.

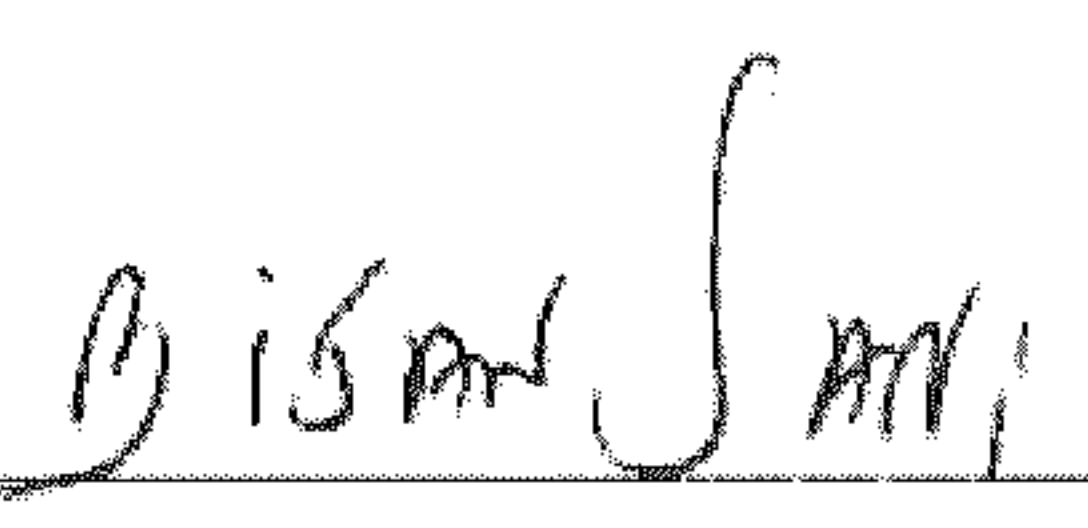
ELM 26 AL, LLC, an Alabama limited liability company

By:  (SEAL)
Eli Satra Shans, Manager

STATE OF CALIFORNIA)
 :
LOS ANGELES COUNTY

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **ELI SATRA SHANS, in its capacity as Manager of ELM 26 AL, 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 20 day of October, 2021.



Notary Public
My Commission Expires: 3/27/2022

Send Tax Notice To:
PARBS, LLC
2920 Berkeley Drive
Birmingham, Alabama 35242

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On October/20/2021 before me, Bijan Sani- Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Eli Satra Shari
Name(s) of Signer(s)

XXXXXXXXXXXXXXXXXXXX

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: See Attached Document Special Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. All taxes for the year 2022, and subsequent years, not yet due and payable.
2. 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 _____, 2021.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2021 09:48:56 AM
\$2144.00 KIMBERLY
20211021000512190

Allie S. Bayl