

This Instrument Was Prepared By:

Michael B. Odom
McGlinchey Stafford PLLC
505 North 20th Street, Ste. 800
Birmingham, Alabama 35203

Send Tax Notice To:

Davis Enterprises, LLC
1 Dogwood Drive
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Twenty Thousand and 00/100 DOLLARS (\$320,000.00) and other good and valuable consideration to the undersigned Grantor, First US Bank, an Alabama banking corporation (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Davis Enterprises, LLC, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A

A purchase money mortgage in the amount of \$256,000 is being executed simultaneously herewith.

SUBJECT TO:

1. Taxes and assessments for the year 2022 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. Ingress, egress easement as shown on map of Davis Center Shopping Plaza as recorded in Map Book 16, Page 91.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 80, Page 221. Drainage easement recorded in Deed Book 242, Page 274.
5. Drainage ditch and water lines as shown on Map Book 41, Page 128.
6. Powerline easement shown in survey attached to lease recorded in Inst. No. 20131202000465660 serving adjoining premises.
7. Matters of survey disclosed on Survey by Ray & Gilliland, P.C. dated December 12, 2014 including the following:
 - a) Parking spaces situated on easterly side of subject property.
 - b) Concrete drain on northeasterly portion of subject property.
8. Permanent Utility Easement granted to the City of Columbiana in Inst. No. 20211018000504510.

TO HAVE AND TO HOLD, the above-described property unto Davis Enterprises, LLC, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free

from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 19th day of November, 2021.

GRANTOR:

FIRST US BANK

By: *Parrish Argo, V.P.*
Parrish Argo, Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Parrish Argo, whose name as Vice President of First US Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 19th day of November, 2021.

M. B. Odom
Notary Public
My Commission Expires: 11-2-2022

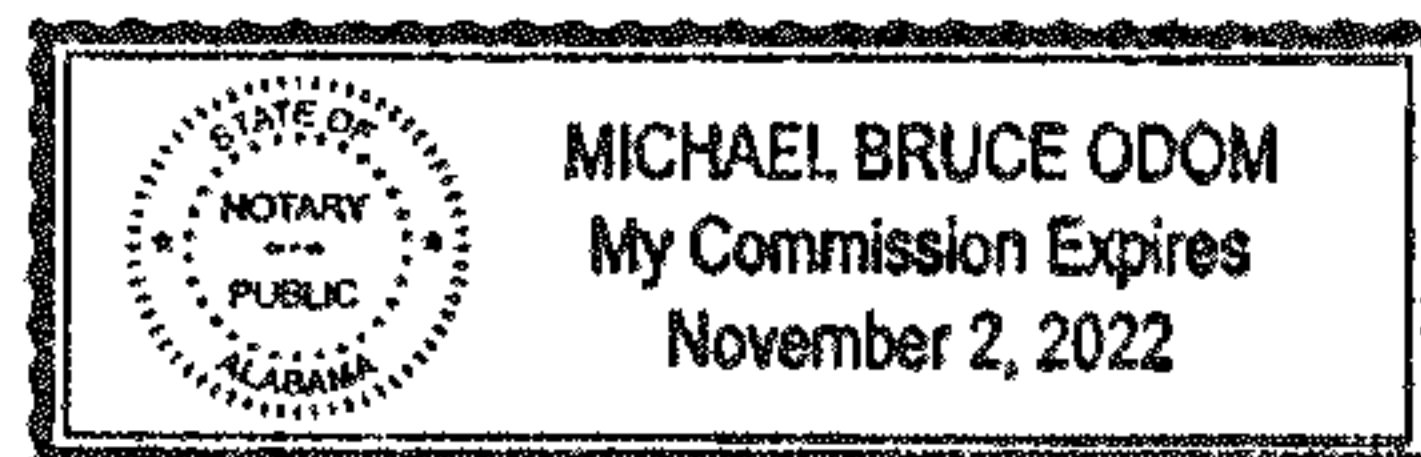


EXHIBIT A

LEGAL DESCRIPTION

Commence at a 1" open top pipe in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 02° 16' 48" West along the West boundary of said quarter- quarter section for a distance of 89.81 feet to a ½ rebar in place, said point being located on the North boundary of Lot No. 2 of the Davis Plaza Shopping Center Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16 at page 91, said point also being the point of beginning. From this beginning point proceed South 89° 58' 08" West along the North boundary of said subdivision for a distance of 7.78 feet (set ½" rebar) to a point on the East boundary of the Consolidation Plat for CVS 4886 AI, LLC as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 41 at page 128; thence proceed North 01° 20' 32" West along the East boundary of said subdivision for a distance of 125.52 feet (set ½" rebar) to a point on the south right-of-way of West College Street; thence proceed South 89° 53' 41" East along the South right-of-way of said street for a distance of 31.78 feet to a ½" rebar in place; thence proceed North 89° 19' 40" East along the South right-of-way of said street for a distance of 182.12 feet (set ½" rebar); thence proceed South 13° 48' 14" West for a distance of 131.26 feet (set PK nail); thence proceed South 89° 58' 08" West for a distance of 13.83 feet to a scribe in place being the Northeast corner of Lot No. 2 of the Davis Plaza Shopping Center Subdivision; thence continue South 89° 58' 08" West along the North boundary of said subdivision for a distance of 158.01 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/23/2021 09:53:26 AM
 \$95.00 JOANN
 20211123000562620

Allie S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	First US Bank	Grantee's Name	Davis Enterprises, LLC
Mailing Address	3291 US Hwy 280 Birmingham, AL 35243	Mailing Address	1 Dogwood Drive Calera, AL 35040
Property Address	225 West College Street Columbiana, AL 35051	Date of Sale	11/19/2021
		Total Purchase Price	\$ 320,000.00
		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
<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 11/19/2021

Print Michael B. Odom

☒ Unattested

Sign *M B Odom*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1