

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, **DWL Properties, LLC, an Alabama limited liability company** (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Tacala, LLC, an Alabama limited liability company** (herein referred to as "Grantee"), subject to the matters set forth below, the following described real estate situated in Shelby County, Alabama (the "Property"):

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 West in Shelby County, Alabama containing 0.44 acres, more or less, and being more particularly described as follows:

As a COMMENCE POINT, begin at a 3" iron pipe found marking the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 15; thence run in a Northerly direction along the East boundary of said Quarter-Quarter for a distance of 105.35 feet to a point; thence with a deflection angle of 77°09' to the left, run in a Northwesterly direction for a distance of 315.99 feet to a capped rebar placed (TTL-CA-1142) on the South right-of-way of Valleydale Road (a variable width right-of-way) and the POINT OF BEGINNING of the parcel herein described; thence continue in a Northwesterly direction along said course and along said right-of-way for a distance of 107.50 feet to a capped rebar found (GSA); thence with an interior angle of 77°43', leaving said right-of-way run in a Southerly direction for a distance of 193.89 feet to a capped rebar found (Martin); thence with an interior angle of 88°33', run in an Easterly direction for a distance of 104.90 feet to a 1/2" iron pipe found; thence with an interior angle of 91°31', run in a Northerly direction for a distance of 168.37 feet to the POINT OF BEGINNING, at which point the interior angle is 102°13'.

TOGETHER WITH all and singular the improvements situated thereon or attached thereto and all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is made subject to the following:

1. *Ad valorem* taxes for 2022 and subsequent years not yet due and payable.
2. Mining and mineral rights not owned by Grantor.
3. All matters that would be shown on a current and accurate survey of the Property.
4. Right of way to Shelby County recorded in Instrument Number 20160505000150260 in the

Office of the Judge of Probate of Shelby County, Alabama.

5. Easement to Alabama Power Company recorded in Instrument Number 20170825000310420 in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through and under Grantor, but not further or otherwise.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns forever, subject to the matters described above.

Grantor hereby covenants that Grantor shall not, except with the written consent of Grantee, directly or indirectly, engage in or lease or permit any premises owned or leased by Grantor within a radius of four (4) miles from the property to be occupied as a restaurant operating without table service which prepares or sells Mexican style food products and whose sale of Mexican style food exceeds 35% of their total sales, including without limitation any restaurant where there is no table service and orders are placed at the counter and paid for first. (Quick casual) and "fast food" restaurants: Chipotle Grill, Baja Fresh, Moe's Southwest Grill, Taco Bueno, Del Taco, Taco John, or Qdoba Mexican Grill. If seller is a corporation, this covenant shall apply to its officers, directors, subsidiaries, and affiliates.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

DWL Properties, LLC
4525 Valleydale Road
Birmingham, Al. 35242

Grantee's Name and Mailing Address:

Tacala
~~REBEAT~~, LLC
3750 Corporate Woods Drive
Vestavia Hills, Al. 35242

Property Address: 4525 Valleydale Road, Birmingham, Alabama

Purchase Price: \$610,000.00

The Purchase Price of the Property can be verified by the closing statement.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on this the 19th day of November, 2021.

GRANTOR: DWL PROPERTIES, LLC

Donna Langston

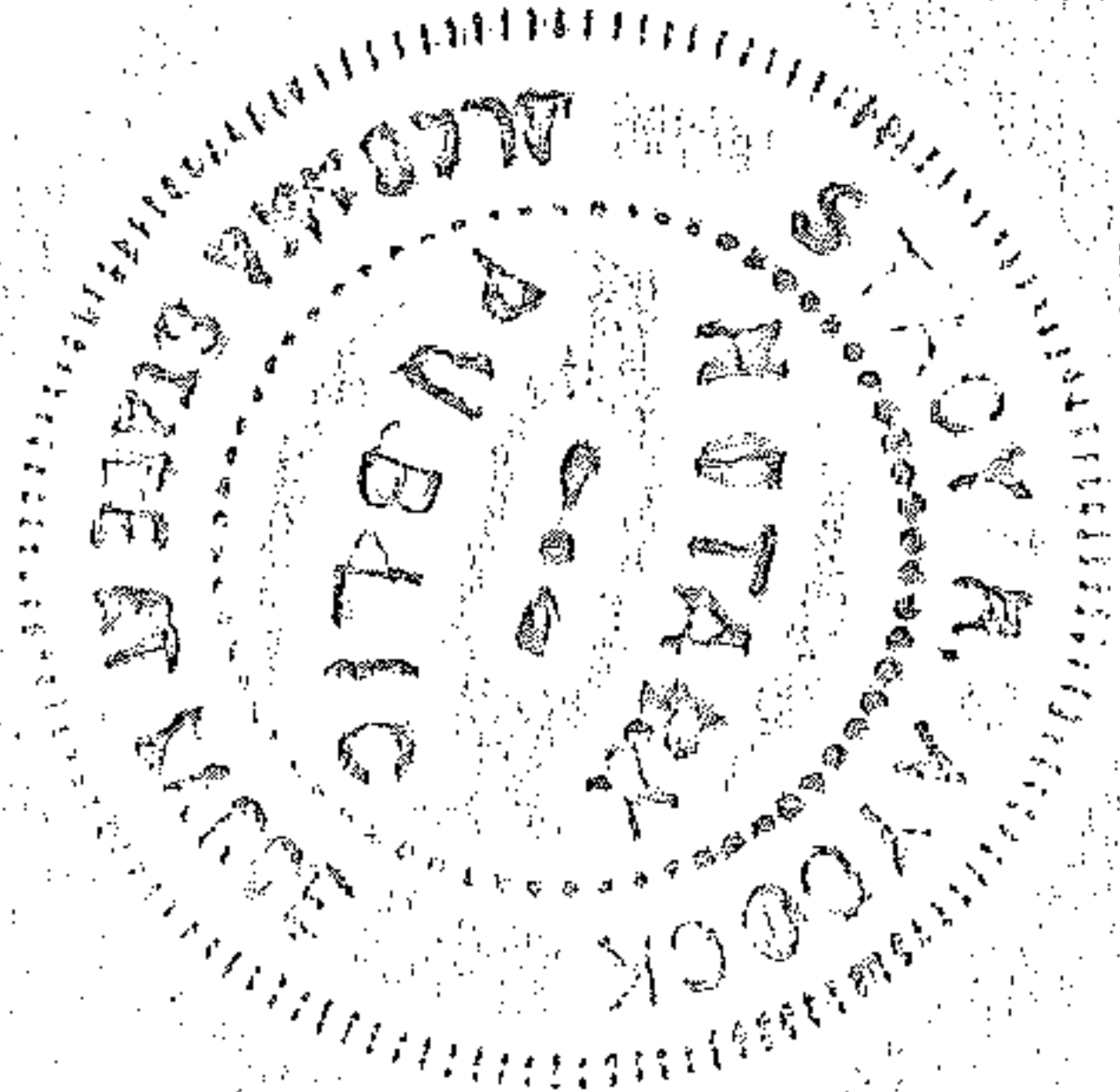
By: Donna Langston
Its: Sole Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Donna Langston whose name as the sole member of DWL Properties, LLC 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 the Statutory Warranty Deed, she, as the sole member of DWL Properties, LLC, and with full authority, executed the same voluntarily for and as the act of said company.

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



Stacy R. Aycock
Notary Public
Name: STACY R. AYCOCK
My commission expires: 03/27/2023

This instrument was prepared by:

Robert H. Sprain, Jr., Esq.
Friedman, Dazzio Zulanas Bowling P.C.
3800 Corporate Woods Drive
Birmingham, AL 35242

Send Tax Notice To:

~~RTREAF, LLC~~ Taccata, LLC
3750 Corporate Woods Drive
Vestavia Hills, Al. 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl