

Upon recording return to:

Honea Law, LLC)
16712 US Hwy 280, Ste D)
Chelsea, Al 35043)
STATE OF ALABAMA)
COUNTY OF SHELBY)

DEED RESTRICTION

This DEED RESTRICTION (this “Deed Restriction”) is granted as of December 23, 2021, by J & M Properties, L.L.C., (Grantor), having a mailing address of 347 Highland View Drive, Birmingham, Al 35242, for the benefit of AutoZone, Inc., (Grantee), a registered Nevada Corporation, having a principal executive office address of 123 South Front Street, Memphis, Tennessee, 38103, and IRS EIN: 62-1482048, as such Deed Restriction may be NOT be amended.

WITNESSETH:

- A. Grantor, J & M Properties, LLC, holds legal title in fee simple to that certain real property (the “Property”) located at 16818 US Highway 280, Chelsea, Alabama, and further identified as Parcel ID: 098270001015006 in the Tax Assessor’s Records of Shelby County, Alabama, and intends to prevent henceforward the construction of, use of a building for, and/or leasing a structure upon said property to or for the benefit of O’Reilly Automotive, Inc., a registered Corporation of Missouri with corporate offices located at 233 S Patterson Avenue, Springfield, MO, 65802, and IRS EIN: 2704358837.
- B. The Property is under current contract and being purchased by Niro Properties, LLC, an Alabama Limited liability company, located at 16818 US Highway 280, Chelsea, Alabama, and the aforementioned Restriction promulgated thereunder (collectively, the “Deed Restriction”), and subject to terms and conditions imposed by this Restriction henceforth.
- C. As a condition to the foregoing, the Grantor has agreed that this Deed Restriction be imposed upon the Property as a covenant running with the land and binding upon any successors to the Grantor, as owner thereof, in perpetuity.
- D. Grantors, heirs, and successors and all subsequent possessors of interest in the Property shall be obligated by the Deed Restriction and have been fully notified and agree herein to comply with and enforce the terms of this Deed Restriction in accordance with said restrictions of agreement perpetually.

NOW THEREFORE, Grantor, as owner of the premises, for himself, and his heirs, executors, administrators, successors and assigns, declares that the premises are held and hereafter shall be conveyed, subject to the aforementioned restrictive covenant, rights, reservations, limitations, and restrictions. for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

J&M Properties, LLC: J&M Properties, LLC
BY: W. Jeff Honea, Sr.
Authorized signatory: W. Jeff Honea, Sr.
Its: Sole Member

State of Alabama
County of Shelby
I, Ivey Smith, a licensed notary in and for said County in said State, hereby certify that W. Jeff Honea, Sr., whose name is signed to the informed contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 29 day of December, 2021.

Ivey Smith
Notary Public
NOTARY PUBLIC
ALABAMA STATE AT LARGE