

This instrument prepared by:  
Michael J. Brandt  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Return to After Recording and  
Send Tax Notices To:  
Mingledorff's, Inc.  
6675 Jones Mill Court  
Norcross, GA 30092  
Attn: Allison Brantley

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA        )**

**SHELBY COUNTY         )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Million Forty-Nine Thousand and No/100 DOLLARS (\$1,049,000.00) and other good and valuable consideration to the undersigned grantor, **WILLIAM MORRIS REALTY WAREHOUSE, LLC** an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **MINGLEDORFF'S, INC.**, a Georgia corporation (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1-C, according to the Final Plat of Resurvey of Lot 1-A Golden Corral's Addition to Pelham, as recorded in Map Book 36, page 143, in the Probate Office of Shelby County, Alabama.**

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:	Grantee's Name and Mailing Address:
William Morris Realty Warehouse, LLC	Mingledorff's, Inc.
542 Castlebridge Lane	6675 Jones Mill Court

Shoal Creek, Alabama 35242	Norcross, GA 30092
Property Address:	Vacant-Undeveloped Property
Tax Parcel ID:	10-9-31-1-001-003.007
Date of Sale:	Date of this Deed
Actual Value:	\$1,049,000.00
The Purchase Price can be verified in:	Closing Statement

**Subject to:**

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 36, page 143, Shelby County Records.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions appearing of recorded in Real 268, page 140; Real 290, page 386; Real 325, page 929 and Instrument 1992-15856, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Real 5, page 159, in the Probate Office of Shelby County, Alabama.
7. The following matters as set out and delineated on the survey prepared by James M. Ray with Ray & Gilliland, PC., dated 12/28/2021:
  - a) Encroachment of storm pipe concrete headwall into northwest property line.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

*[Signature on following page.]*

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 4<sup>th</sup> day of March, 2022.

**WILLIAM MORRIS REALTY WAREHOUSE,  
LLC, an Alabama limited liability company**

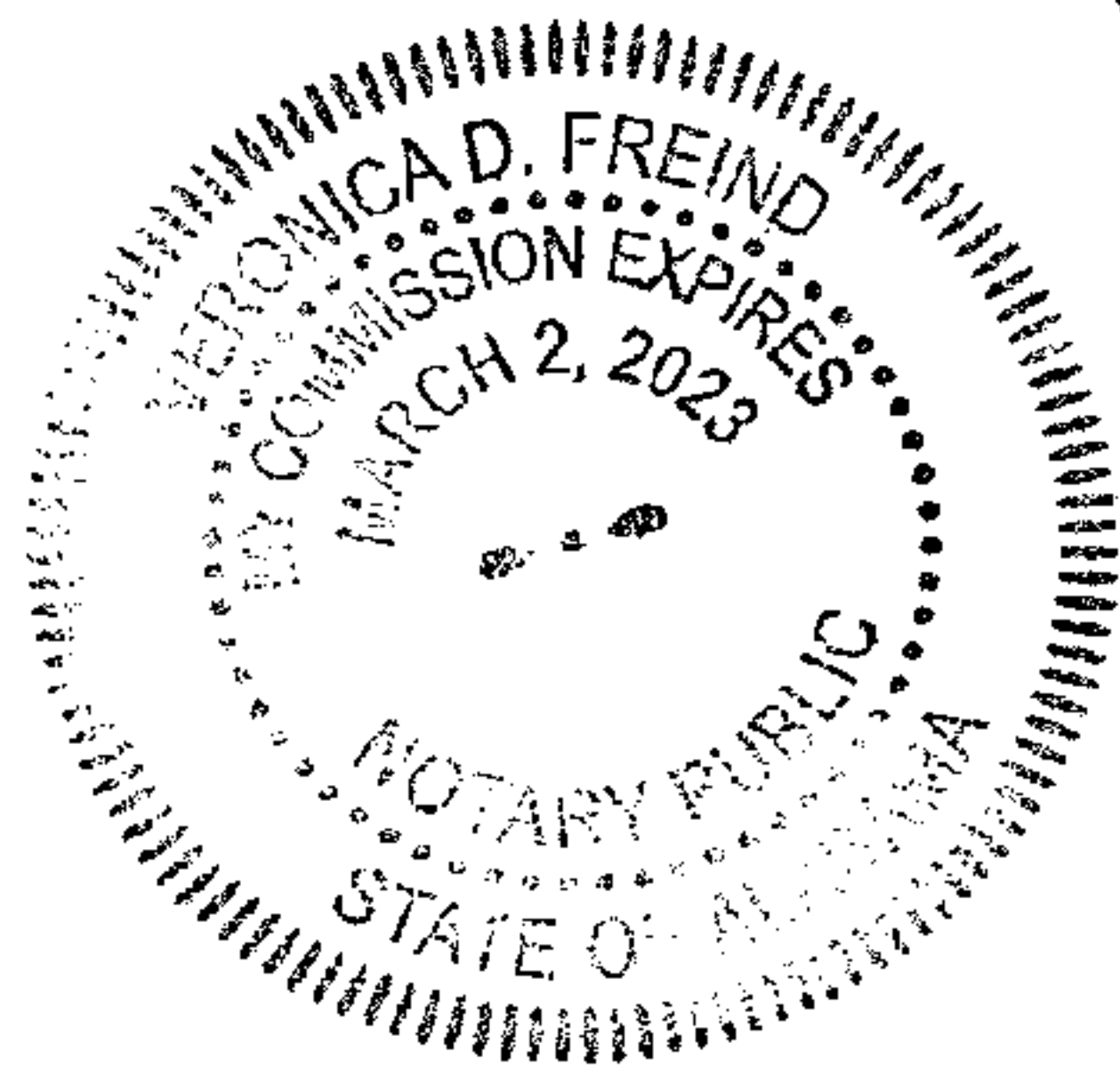
By: William C. Morris  
William C. Morris  
Its Manager

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. Morris, whose name as Manager of William Morris Realty Warehouse, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such manager 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 2<sup>nd</sup> day of March, 2022.

[NOTARIAL SEAL]



Veronica D. Freind  
Notary Public  
My Commission Expires: 3-2-2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2022 02:15:39 PM  
\$1077.00 BRITTANI  
20220304000092600

Alli S. Beyl