

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Capstone EAT, LLC  
402 Office Park Drive, Suite 150  
Birmingham, AL 35223

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$1,500,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Jones Commercial Properties, LLC, an Alabama Limited Liability Company, Grantor as to Parcel I on the attached Exhibit "A"**

**and Alida Jones, an unmarried woman, Grantor as to Parcel II on the attached Exhibit "A"**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Capstone EAT, LLC**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A" attached hereto**

**Alida Jones is the surviving grantee in that certain deed recorded in Instrument 20100812000257750. The other grantee Butch Jones died on November 10, 2021.**

Subject to: (1) 2022 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) right of way granted to Alabama Power Company as recorded in Instrument 20091214000457740, Deed Volume 230, Page 850, Deed Volume 245, Page 58 and Instrument 20060201000051150;  
(4) right of way to State of Alabama recorded in Deed Volume 301, Page 660;  
(5) any portion of the property sold to State of Alabama recorded in Instrument 20060329000145990  
(6) Terms of a Settlement Agreement between Shelby County, Alabama and Jones Commercial Properties, LLC regarding access to the Property.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 15th day of April, 2022

**Jones Commercial Properties, LLC, an Alabama Limited Liability Company**

By: Alida Jones  
Alida Jones, Managing Member

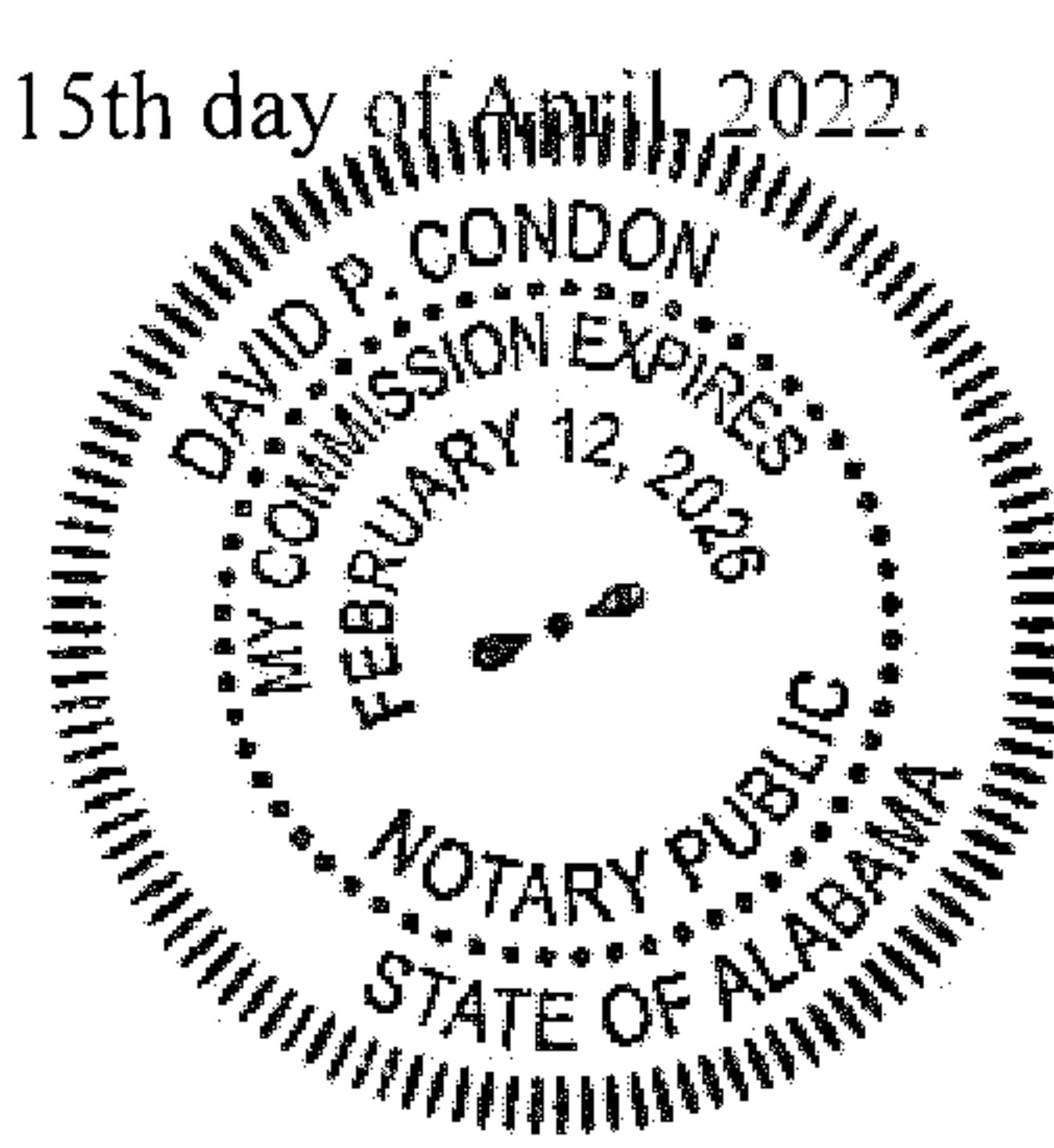
Alida Jones  
Alida Jones

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Alida Jones, Managing Member of Jones Commercial Properties, LLC and Alida Jones whose names are 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, both as Managing Member of Jones Commercial Properties, LLC and individually, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2022.

Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



**Exhibit "A"**  
**Property Description**

See Exhibit "A" attached hereto

**Parcel I:**

**A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West and being more particularly described as follows:**

Commence at a concrete monument found at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 17, Township 19 South, Range 1 West: thence North 00°13'37" West along the East line of said Sixteenth Section, a distance of 580.64 feet to the North right of way of Shelby County Highway No. 41; thence South 64°39'23" West along said right of way and a projection thereof for a distance of 330.95 feet to a point; thence turn North 16°33'14" West for a distance of 10.25 feet to an iron pin set at the POINT OF BEGINNING; also being on the North right of way line of Shelby County Highway No. 41; thence run South 72°10'17" West along said right of way line for a distance of 118.77 feet to an iron pin set; thence run South 53°16'02" West along said right of way line for a distance of 50.99 feet to a concrete monument found; thence run North 63°10'26" West for a distance of 25.00 feet to an iron pin set; thence run South 85°39'26" West for a distance of 29.37 feet to an iron pin set; thence run North 69°53'06" West for a distance of 280.09 feet to an iron pin set; thence run North 20°24'51" East of a distance of 488.78 feet to a point: thence run South 63°52'33" East for a distance of 450.01 feet to a point; thence run South 37°34'50" West for a distance of 230.30 feet to an iron pin found with a Wheeler cap; thence run South 16°33'14" East for a distance of 120.96 feet to the Point of Beginning; being situated in Shelby County, Alabama.

**Parcel II:**

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 786.50 feet; thence turn an angle of 64°29'30" to the right and run a distance of 510.00 feet; thence turn an angle of 84°19'30" to the right and run a distance of 40.70 feet to the NW right of way line of Shelby County Highway No. 41 and the point of beginning; thence run an angle of 38°42'45" to the left and run a distance of 379.10 feet; thence turn an angle of 76°33'15" to the left and run a distance of 191.90 feet to the East Right of Way line of U.S. Highway No. 280; thence turn an angle of 64°51'02" to the left and run along said right of way line a distance of 36.50 feet; thence turn an angle of 39°23'55" to the left and run along said right of way line a distance of 158.05 feet; thence turn an angle of 40°06'16" to the left and run along said right of way line a distance of 306.02 feet; thence turn an angle of 04°41'19" to the left and run along said right of way a distance of 8.98 feet to the point of beginning; situated in the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama.

Less and except the following described property conveyed in Instrument 20060329000145990; A part of the SW 1/4 of SE 1/4, Section 17, Township 19 South, Range 1 West, identified as Tract No. 1. Parcel 1 of 1, Project No. ST-059-038-003, Shelby County, Alabama and being more fully described as follows:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 1 West, run thence North 07°12'35" East a distance of 1882.20 feet, more or less, to a point on present R/W of County Road 41, which is the Point of Beginning.

Thence North 70°51'05" West and along the present R/W line of U.S. 280 a distance of 37.34 feet to a point on the present R/W line; (said point offset 89.87 feet and perpendicular to centerline County Road 41 at station 52 + 20.00); thence North 71°25'43" East and along the required R/W line a distance of 282.16 feet to a point on the required R/W line (said point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 55 +00.00); thence North 64°05'42" East and along the required R/W line if extended would intersect a point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 56 + 00, a distance of 41.25 feet to a point on the grantors Northeast property line; thence South 69°50'51" East and along the grantor's property line a distance of 21.89 feet to a point on the present R/W line of County Road 41; thence South 68°52'11" West and along the present R/W line a distance of 310.84 feet; to the Point and Place of Beginning.

### Real Estate Sales Validation Form

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

Grantor's Name Jones Commercial Properties,LLC  
 Mailing Address Alida Jones  
916 Signal Valley Trail  
Chelsea, Al. 35043

Grantee's Name Capstone EAT,LLC  
 Mailing Address 402 Office Park Drive, Suite 150  
Birmingham, Al. 35223

Property Address 1012 Dunnavant Valley Road  
Birmingham, Al. 35242

Date of Sale April 15, 2022  
 Total Purchase Price \$ 1,500,000.00  
 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)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other

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 \_\_\_\_\_

Print David Bagwell for David P. Condon, Jr.

\_\_\_\_ Unattested

Sign David Bagwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

**Print Form**

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/19/2022 12:40:17 PM  
 \$1531.00 PAYGE  
 20220419000160850



*Allen S. Boyd*