

20220429000175310
04/29/2022 09:30:06 AM
DEEDS 1/5

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

SEND TAX NOTICE TO:

Evelyn M. Hill
One Federal Place
1819 5th Avenue North
Birmingham, AL35203

TDF Holdings, LLC
4855 Meadowbrook Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

STATUTORY WARRANTY DEED

h THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered as of the *28* day of April, 2022 by **SLCK Properties, LLC**, an Alabama limited liability company ("Grantor"), in favor of **TDF Holdings, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the real estate situated in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and made a part hereof.

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

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem taxes for the 2022 tax year and all subsequent years.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 29, page 42, Shelby County Records.
3. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park South as recorded in Real 64, page 91; First Amendment as recorded in Real 95, page 826; Second Amendment as recorded in Real 141, Page 784; Third Amendment as recorded in Real 177, Page 244; Fourth Amendment as recorded in Real 243, page 453; Fifth Amendment as recorded in Real 245, page 89; Assignment of Developer's Rights as recorded in Instrument 1992-23528; Sixth Amendment as recorded in Instrument

1992-23529; Assignment of Developers Rights as recorded in Instrument 1993-11094 and Instrument 1993-11095; Seventh Amendment as recorded in Instrument 1995-3028; Eighth Amendment as recorded in Instrument 1995-4188; Ninth Amendment as recorded in Instrument 1996-5491; Tenth amendment as recorded in Instrument 1996-32318; Eleventh Amendment as recorded in Instrument 1997-30077; Twelfth amendment as recorded in Instrument 1997-37856; Thirteenth Amendment as recorded in Instrument 1998-5588; Fourteenth Amendment as recorded in Instrument 1998-41655; Fifteenth Amendment as recorded in Instrument 1998-46243; Sixteenth Amendment as recorded in Instrument 1999-2935; Assignment of Developers Rights recorded in Instrument 2001-35829; Seventeenth Amendment as recorded in Instrument 20021217000631360, Eighteenth Amendment as recorded in Instrument 20100927000316200, in the Probate Office of Shelby County, Alabama.

4. Right of way granted to Alabama Power Company recorded in Instrument 2001-26138, , in the Probate Office of Shelby County, Alabama.

5. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880, in the Probate Office of Shelby County, Alabama.

6. Right of Way granted to Alabama Power Company by instrument recorded in Real 75, page 634, Containment letter filed in connection therewith in Real 258, page 807, Deed Book 146, page 391, in the Probate Office of Shelby County, Alabama.

7. Easement to Water Works Board of the City of Birmingham recorded in Real 2738, page 288, in the Probate Office of Jefferson County, Alabama.

8. Mineral and mining rights and rights incident thereto recorded in Deed Book 28, page 581 and Deed Book 275, page 762, in the Probate Office of Shelby County, Alabama.

9. Access Easement as recorded in Deed Book 356, page 288, in the Probate Office of Shelby County, Alabama.

10. Coal, oil, gas and other mineral and mining rights not retained, owned, granted or leased by Grantor, if any.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

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

Grantor's Names and Mailing Addresses:

SLCK Properties, LLC
Attn: Ralph Eugene Dalton, Jr., Manager
1287 Lake Trace Cove
Hoover, AL 35244

Grantee's Name and Mailing Address:

TDF Holdings, LLC
Attn: Barry Christopher Vines, Jr.
4855 Meadowbrook Road
Birmingham, Alabama 35242

Property Address: 4855 Meadowbrook Road
Birmingham, Alabama 35242


Purchase Price: \$3,475,000.00


The Purchase Price of the Property can be verified by the Closing Statement.

[Signature pages to follow]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

SLCK PROPERTIES, LLC, an Alabama limited liability company

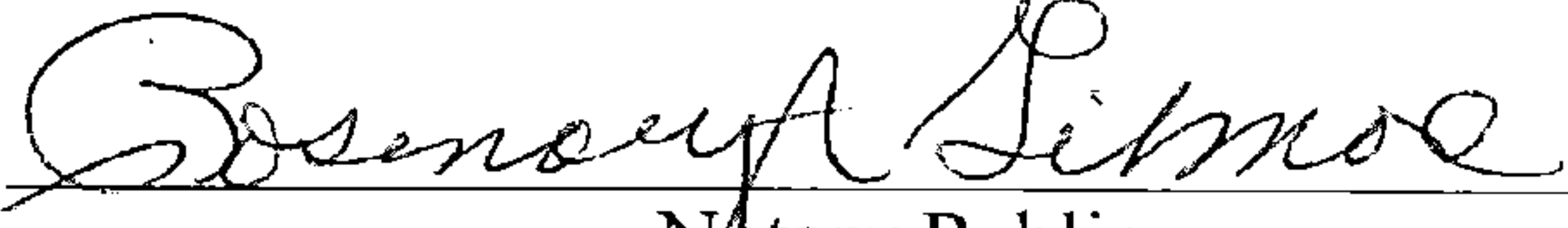
By: 
Name: Ralph Eugene Dalton, Jr.
Its: Member

By: 
Name: Kathryn S. Dalton
Its: Member

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that each of Ralph Eugene Dalton, Jr. and Kathryn S. Dalton, whose name as Member of SLCK Properties, 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 of said instrument, he and she, each as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 28th day of April, 2022.


Notary Public

[NOTARIAL SEAL]

My commission expires:

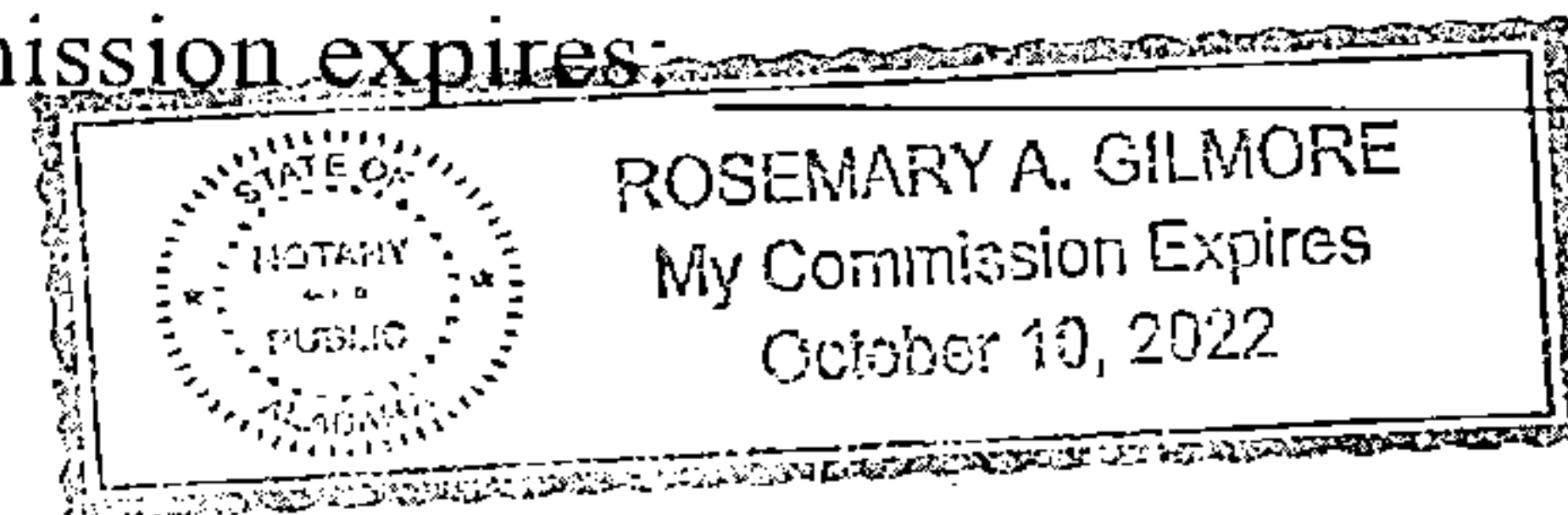


EXHIBIT A

Legal Description

Lot 11A-2, according to the Survey of Meadow Brook Corporate Park South, Phase II, Resurvey No.10, as recorded in Map Book 29, page 42, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2022 09:30:06 AM
\$170.50 CHERRY
20220429000175310

Allen S. Bayl