

**This instrument was prepared by:**

Joshua L. Hartman  
Hartman, Springfield & Walker, LLP  
P. O. Box 846  
Birmingham, Alabama 35201

**Send tax notice to:**

Century 21 Car Wash 103rd Street,  
LLC (Attn: Andrew Jaffa)  
11154 San Jose Blvd.  
Jacksonville, FL 32223

STATE OF ALABAMA )

COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered to be effective this 28<sup>th</sup> day of April, 2022, by **RPI ONE – HELENA, LLC**, an Alabama limited liability company (hereinafter referred to as the “Grantor”), to **CENTURY 21 CAR WASH 103<sup>RD</sup> STREET, LLC**, a Florida limited liability company (hereinafter referred to as the “Grantee”).

**KNOW ALL PERSONS BY THESE PRESENTS**, That in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt whereof is hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the “Property”), to-wit:

**Lot 1 according to the Resurvey of Lots 6-8, Block 2, Mullins Addition to Helena, as recorded in Map Book 55, Page 90 (Instrument No. 20220324000119640) in the Office of the Judge of Probate of Shelby County, Alabama.**

**Being one and the same as:**

**Lots 7 & 8, in Block 2, Mullins Addition to Helena, as recorded in Map Book 3, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama; and**

**Lot 6, in Block 2, Mullins Addition to Helena, as recorded in Map Book 3, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.**

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is given and accepted subject to (i) reservations, exceptions, instruments, covenants, and all other matters of record, (ii) discrepancies, conflicts in boundary lines, shortages in area, encroachments and any state of facts which an accurate survey of the Property would disclose or which are shown on the public records, (iii) rights of tenants, and (iv) laws, regulations, resolution or ordinances, including without limitation, building, zoning and environmental protection, as to the use, occupancy, subdivision, development, conversion or redevelopment of the Property imposed by an governmental authority (herein called the “Permitted Encumbrances”). Grantee, by its acceptance hereof, agrees to

assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2022 and subsequent years.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

Subject to the Permitted Encumbrances, Grantor does for itself, its successor and assigns, covenant with Grantee, its successors, and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successor, and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

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:  
**RPI ONE – HELENA, LLC**  
c/o Richmond Properties, Inc.  
2200 Magnolia Avenue S, Suite 100  
Birmingham, AL 35205  
Attn: Carter L. Cooper

Grantee's Name and Mailing Address:  
**CENTURY 21 CAR WASH 103<sup>rd</sup>**  
**STREET, LLC**  
11154 San Jose Blvd.  
Jacksonville, FL 32223  
Attn: Andrew Jaffa

Property Address: 2604 & 2556 Helena Road, Helena, Alabama

Date of Sale: Date first set forth above

Purchase Price: \$6,100,000.00

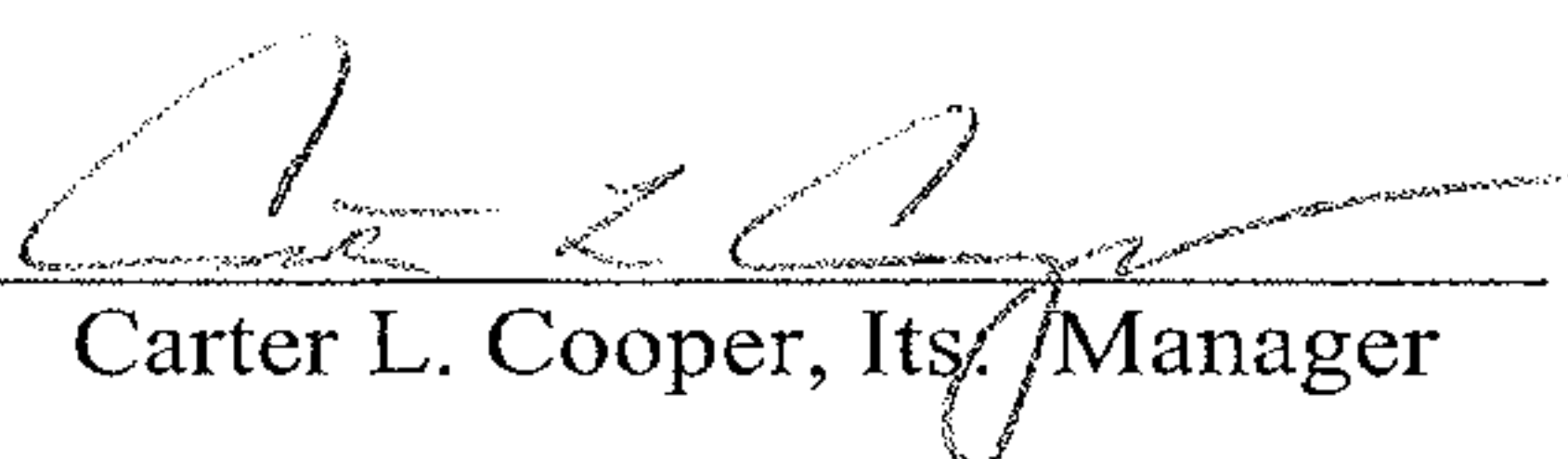
The Purchase Price can be verified by the closing statement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the undersigned Grantor has executed this instrument to be effective as of the date first set forth above. .

GRANTOR:

**RPI ONE – HELENA, LLC,**  
an Alabama limited liability company

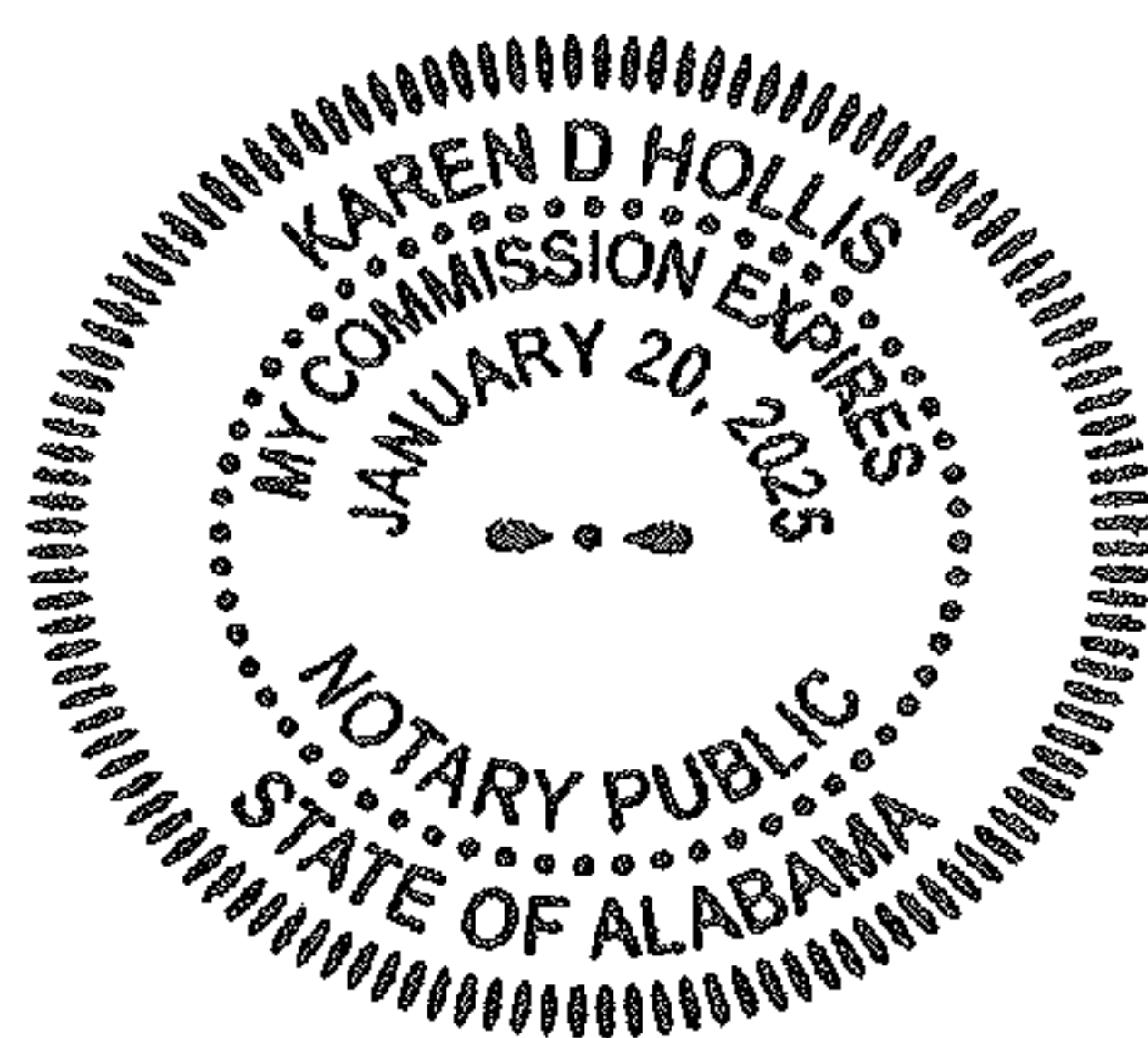
By:   
Carter L. Cooper, Its Manager


STATE OF ALABAMA            )

COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carter L. Cooper, whose name as Manager of RPI ONE - HELENA, LLC, an Alabama limited liability company, is 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, he, as such Manager 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 28 day of April, 2022.



  
Notary Public

My Commission Expires: \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/02/2022 03:10:58 PM  
 \$6131.00 CHARITY  
 20220502000178740

*Allie S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name RPI ONE - HELENA, LLC  
 Mailing Address \_\_\_\_\_

Property Address 2604 Helena Road  
Helena, AL 35080

Grantee's Name Century 21 Car Wash 103rd Street,  
LLC

Mailing Address 2604 Helena Road  
Helena, AL 35080

Date of Sale April 28, 2022

Total Purchase Price \$6,100,000.00

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: April 28, 2022

Print: Joshua L. Hartman

\_\_\_\_\_ Unattested  
 \_\_\_\_\_ (verified by)

Sign *Joshua L. Hartman*  
 (Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**