

Prepared by, and when recorded, return to:

Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
Suite 1700
Birmingham, Alabama 35203
Attention: Baker Findley

Send tax notices to:

Cahaba Pointe, LLC
Attn: Allen Hawkins
3755 Corporate Woods Drive
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **SHARIT REAL ESTATE HOLDINGS, LLC**, an Alabama limited liability company formed under the laws of Alabama ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **CAHABA POINTE, LLC**, an Alabama limited liability company ("Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Hoover, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes (the "Property"), together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging, subject to the exceptions listed on Exhibit B attached hereto and incorporated herein by reference (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to the Exceptions.

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:
Sharit Real Estate Holdings, LLC	Cahaba Pointe, LLC
5354 Highway 280 East	3755 Corporate Woods Drive
Birmingham, AL 35242	Birmingham, AL 35242
Property Address:	Approximately .75 acres bearing parcel number 03-9-31-0-002-009.000
Date of Sale:	May 20, 2022
Total Purchase Price:	\$1,375,000.00
The Purchase Price can be verified in:	☐ Closing Statement ☒ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐ _____

[Signature on following page]

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed on the date of the acknowledgment below, to be effective as of the 20 day of May, 2022.

GRANTOR:

SHARIT REAL ESTATE HOLDINGS, LLC,
an Alabama limited liability company

By: Eddie Sharit

Eddie Sharit

Its: Manager

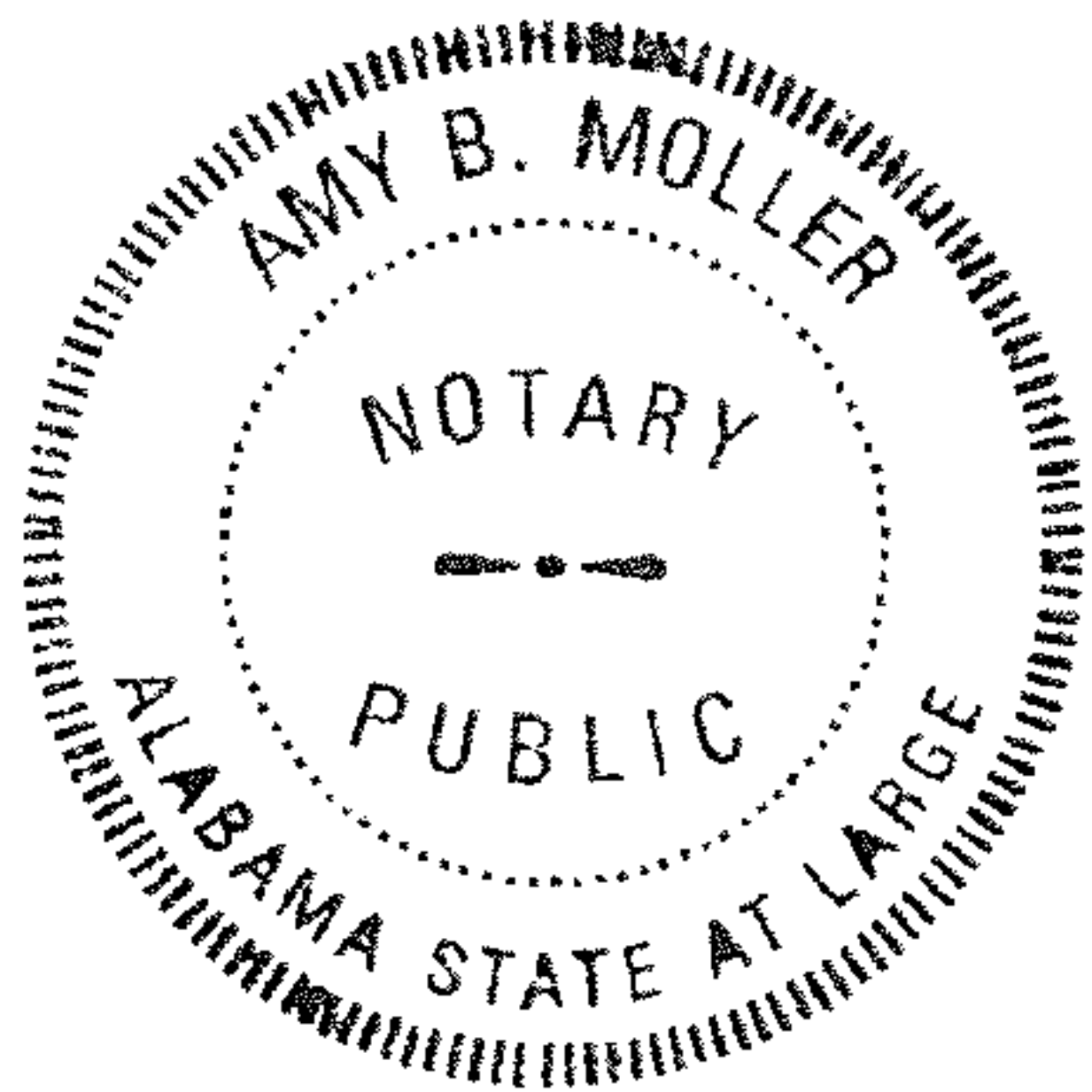
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Eddie Sharit whose name as Manager of Sharit Real Estate Holdings, 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, 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 18 day of May, 2022.

SEAL



[Signature]
Notary Public

My commission expires: 12/12/23

EXHIBIT A

Description of the Property

A parcel of land situated in the Southeast one-quarter of the Southeast one-quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found capped SSI rebar being the Southeast corner of said quarter-quarter; thence run South 88 degrees 48 minutes 21 seconds West along the South line of said quarter-quarter for a distance of 199.92 feet to a found concrete monument; thence leaving said South line, run North 00 degrees 16 minutes 28 seconds West for a distance of 802.44 feet to a found 5/8" capped rebar stamped GSA 0560LS, said point being the Point of Beginning; thence run along last described course for a distance of 340.11 feet to a set 5/8" capped rebar, said point being a point on the Southernmost right of way line for a distance of 102.13 feet to a set 5/8" capped rebar, thence leaving said Southernmost right of way, run South 00 degrees 20 minutes 43 seconds East for a distance of 311.54 feet to a found 5/8" capped rebar stamped GSA 0560LS; thence run South 88 degrees 48 minutes 21 seconds West for a distance of 98.90 feet to the Point of Beginning.

EXHIBIT B

Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right of Way granted to Shelby County recorded in Volume 95, pager 519.
5. Right of way granted to South Central Bell Telephone Company recorded in Shelby Real 215, page 408 and Shelby Real 17, page 967.
6. Right of way granted to Alabama Power Company recorded in Volume 1098, page 491.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2022 12:08:50 PM
\$1409.00 JOANN
20220524000209880

Allen S. Bayl