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05/27/2022 01:53:48 PM  
DEEDS 1/3

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
WK Yeager LLC and Buck Creek Commercial  
Properties LLC

*3833 Williamsburg Ct  
Mountain Brook, AL 35243*

**GENERAL WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Pappas Properties, LLC, an Alabama limited liability company, as successor in interest to Pappas Partnership, Ltd.** (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **WK Yeager LLC, an Alabama limited liability company, and Buck Creek Commercial Properties LLC, an Alabama limited liability company** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; being described as follows: Commence at the Southwest corner of said Section 13; thence run east along the south section line of 627.53 feet; thence turn left 75 degrees 34 minutes 28 seconds, and run northeast 1078.08 feet to the point of beginning; thence continue last course 136.15 feet; thence turn right 114 degrees 21 min. 17 sec. and run southeast 377.66 feet to a point on the northwest right of way of Yeager Parkway on a counter-clockwise curve having a delta angle of 02 deg. 35 min. 17 sec. and a radius of 1467.26 feet; thence run right 103 deg. 25 min. 17 sec. to the tangent of said curve and run southwest along the arc of said right of way 66.27 feet; thence continue tangent along said right of way 96.80 feet to the point of a clockwise curve having a delta angle of 28 degrees 05 minutes 56 seconds and a radius of 226.93 feet; thence run along the arc of said right of way curve 160.33 feet; thence turn right 90 deg. 00 min. 00 sec. from tangent and run northwest 286.16 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO ALL MATTERS OF RECORD**

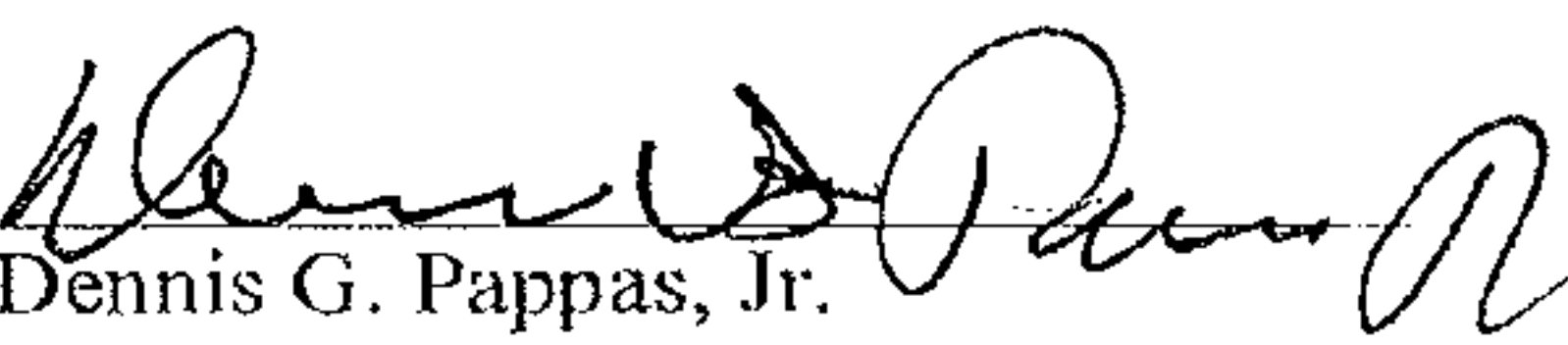
**Note: Grantor is successor in interest to Pappas Partnership, Ltd., through conversion to a limited liability company pursuant to Alabama Code Section 10-15-1 et. seq., as recorded in instrument number 20081219001663550 in the Probate Office of Jefferson County, Alabama.**

TO HAVE AND TO HOLD unto the said Grantees, as tenants in common, their heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Manager, who is authorized to execute this conveyance, has hereto set its signature and seal this 29<sup>th</sup> day of April, 2022.

**Pappas Properties, LLC, an Alabama limited liability company, as successor in interest to Pappas Partnership, Ltd.**

By:   
Dennis G. Pappas, Jr.

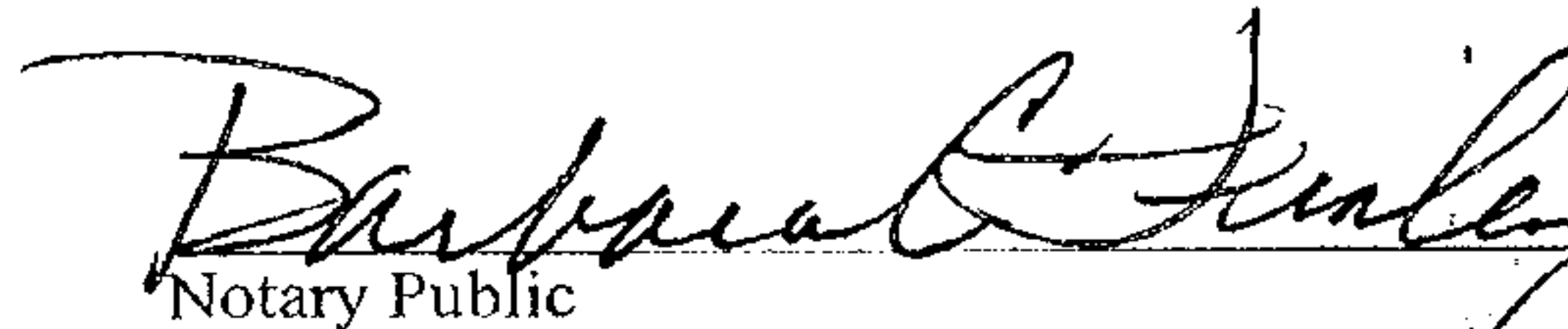
Its: Manager

STATE OF ALABAMA )

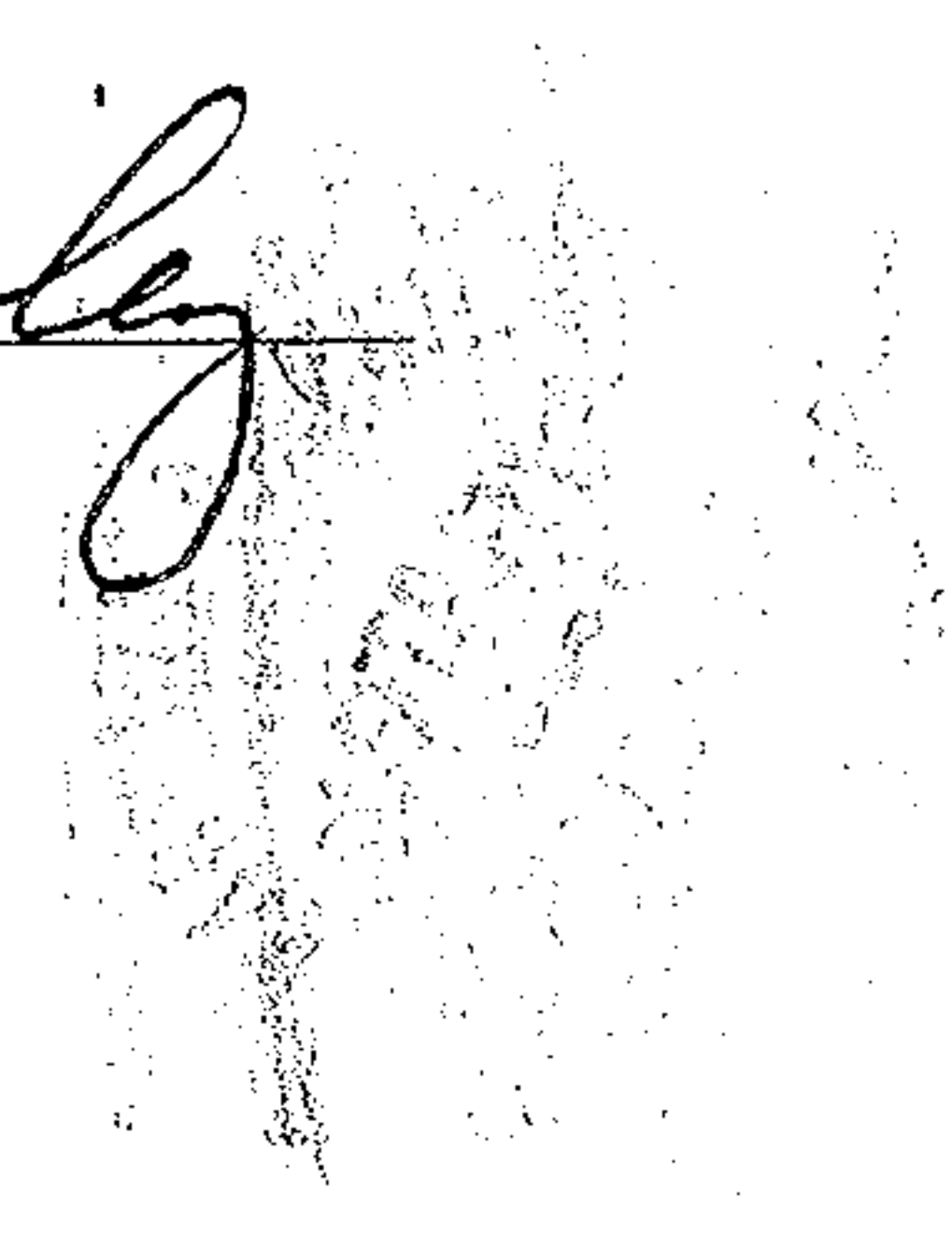
COUNTY OF JEFFERSON )

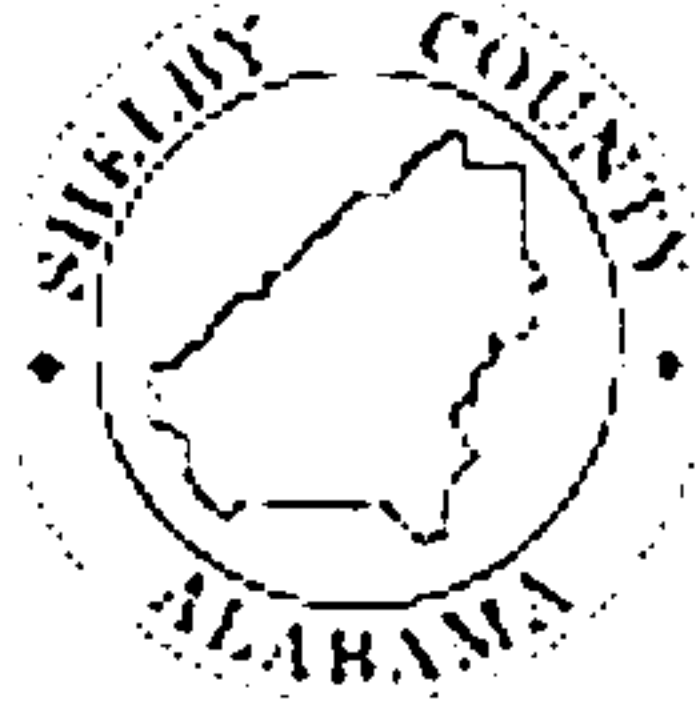
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis G. Pappas, Jr. whose name as Manager of Pappas Properties, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 29<sup>th</sup> day of April, 2022.

  
Notary Public

My Commission Expires: 2/16/23





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2022 01:53:48 PM
\$278.00 PAYGE
20220527000217060

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Pappas Properties, LLC as successor in
interest to Pappas Partnership LTD
Mailing Address 6000 Fairview Road
Charlotte, NC 28210

Grantee's Name WK Yeager LLC and Buck Creek
Commercial Properties LLC
Mailing Address 201 Yeager Parkway
Pelham, AL 35124

Property Address 201 Yeager Parkway
Pelham, AL 35124

Date of Sale April 29, 2022
Total Purchase Price \$250,000.00
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
X 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 29, 2022

Unattested
(verified by)

Prin Donovan Finner
Sign (Grantor/Grantee/ Owner/Agent) circle one