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06/10/2022 12:27:42 PM  
DEEDS 1/5

**PREPARED BY:**

**FRANK H. TOMLINSON, ESQ.  
TOMLINSON LAW, LLC  
2100 1<sup>ST</sup> AVENUE NORTH, SUITE 600  
BIRMINGHAM, AL 35203**

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**WHEN RECORDED MAIL TO:**

**FIDELITY NATIONAL TITLE CO – NCS DIV  
ONE EAST WASHINGTON STREET, SUITE 450  
PHOENIX, AZ 85004  
ATTN: KELLI VOS  
(602)343-7572**

**TITLE NOS.: AL 21-8487-P**

**ESCROW NO.: Z2136549-KJV**

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**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED  
DOCUMENT.**

**DOCUMENT TO BE RECORDED:**

**STATUTORY WARRANTY DEED**

**SEND TAX NOTICE TO:**

Mavis Southeast LLC  
358 Saw Mill River Road  
Millwood, New York 10546

STATE OF ALABAMA       )  
                                     :  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

**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 **Mavis Southeast LLC**, a Delaware limited liability company (the “Grantee”), to **The CWD, L.L.C.**, an Alabama limited liability company (the “Grantor”), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain sell and convey unto Grantee that certain real property lying and being situated in Shelby County, Alabama as more particularly described as follows:

**Lot 2, according to the Final Record Plat of The Crossroads Northeast, as recorded in Map Book 35, Page 29, in the Probate Office of Shelby County, Alabama.**

**TO HAVE AND TO HOLD** unto the Grantee, and the Grantee’s successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject only to the matters set forth on Exhibit A attached hereto and made a part hereof (the “Permitted Encumbrances”).

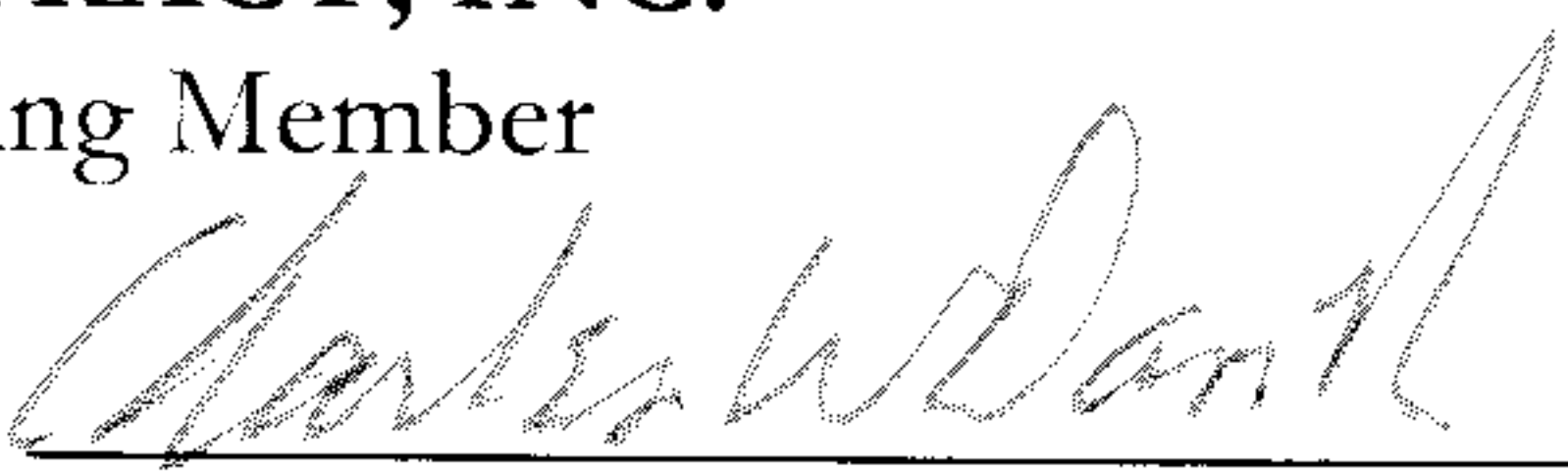
**TO HAVE AND TO HOLD** that said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

**IN WITNESS WHEREOF**, the undersigned Grantor has executed this Statutory Warranty Deed on this the 20<sup>th</sup> day of May, 2022.

**THE CWD, L.L.C.**,  
an Alabama limited liability company

By: **DANTRACT, INC.**  
Its: Managing Member

By:   
**CHARLES W. DANIEL**  
Its: President

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned authority, a Notary Public in and for said in County in said State, hereby certify that **CHARLES W. DANIEL**, whose name as President of Dantract, Inc., an Alabama corporation, the Managing Member of **The CWD, L.L.C.**, 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability.

Given under my hand and official seal this the 13<sup>th</sup> day of May, 2022.

Frank H. Tomlinson  
Notary Public

AFFIX SEAL

My commission expires: 9-8-25

**THIS INSTRUMENT WAS PREPARED BY:**

Frank H. Tomlinson, Esq.  
Tomlinson Law, LLC  
2100 1<sup>st</sup> Avenue North, Suite 600  
Birmingham, Alabama 35203

**EXHIBIT A**

**Permitted Encumbrances**

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following:

1. Ad Valorem taxes for the current tax year, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. Terms and conditions in the Access Agreement as described in Instrument Number 20170508000160140, recorded in the Probate Office of Shelby County, Alabama.
5. Terms and conditions as set forth in the Private Driveway Agreement as described in Instrument Number 20171024000385330, recorded in the Probate Office of Shelby County, Alabama.
6. All restrictions of record appearing in Instrument Number 20171024000385320, and Instrument Number 20171024000385350, recorded in the Probate Office of Shelby County, Alabama.
7. Terms and conditions in the Signage Easement Agreement as described in Instrument Number 20210315000127120, recorded 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  
 06/10/2022 12:27:42 PM  
 \$937.50 JOANN  
 20220610000232780

*Allen 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 The CWD. L.L.C.

Mailing Address 510 Office Park Dr

Suite 210

Birmingham, AL 35223

Grantee's Name MAVIS Southeast LLC

Mailing Address 358 Saw Mill River Rd

M. Wood, NY 10546

Property Address Lot 2 Crossroads

Northeast Subdivision

Hoover, AL

Date of Sale 5/20/2022

Total Purchase Price \$ 903,460<sup>00</sup>

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 5/13/2022

Print Charles W. Daniel

☐ Unattested

Sign Charles W. Daniel

(verified by)

(Grantor/Grantee/Owner/Agent) circle one