

This Instrument Was Prepared By:

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505 20th Street North, Suite 800
Birmingham, Alabama 35203

Send Tax Notice To:

Water Works Car Wash – Gardendale, LLC
4621 Martin Wilson Road
Trussville, Alabama 35173

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Thousand and 00/100 DOLLARS (\$300,000.00) and other good and valuable consideration to the undersigned Grantor, Dale Dewayne New*, a married man (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Water Works Car Wash – Gardendale, LLC, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

Executed simultaneously herewith is a purchase money mortgage in the amount of \$61,912.73.

*Dale Dewayne New is the surviving grantee of the deed recorded in Instr. No. 1994-5479, Esther K. New having died on or about the 9th day of August, 2010.

The property conveyed herein does not constitute the homestead of Grantor or his spouse.

SUBJECT TO:

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, are not insured herein.
3. Less and except any part of subject property lying within any road right-of-way.
4. Less and except any part of subject property lying within any Railroad right-of-way.
5. Less and except any part of subject property lying within Yellowleaf Creek.
6. Riparian rights associated with Yellowleaf Creek under applicable State and/or Federal law.
7. Right-of-way granted to Shelby County, Alabama, in deed recorded in Inst. No. 20220106000006260.
8. Any loss, claim, damage or expense including addition tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
9. Easement granted CSX Transportation, Inc. in Inst. No. 1996-30551.
10. Lease to Blackbelt Outdoor Advertising as recorded in Inst. No. 20170707000241480 and 20170707000241490.
11. Right-of-way granted to Alabama Power Company recorded in Volume 239, Page 874.

TO HAVE AND TO HOLD, the above described property unto Water Works Car Wash - Gardendale, LLC its successors and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Water Works Car Wash – Gardendale, LLC, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to Water Works Car Wash – Gardendale, LLC, its successors and assigns forever, against the lawful claims of all persons.

TEMPORARY GRADING AND FILL EASEMENT

Grantor also grants to Grantee a temporary easement on a portion of the property owned by Grantor to the south of the property conveyed herein for the purpose of grading and placing fill dirt. Said easement shall run along the entire length of the southern boundary of the property conveyed herein for a distance of 214.16 feet and extend 30 feet south into the property owned by Grantor. Grantee shall be responsible for all cost, including permitting, related to grading and filling dirt in the temporary easement area. Said easement shall expire June 27, 2023.

IN WITNESS WHEREOF, the Grantor has executed this conveyance on the 27th day of June, 2022.

GRANTOR

Dale Dewayne New
Dale Dewayne New

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Dale Dewayne New, whose name 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 the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 27th day of June, 2022.

Michael Bruce Odom
Notary Public
My Commission Expires: 11-2-2022

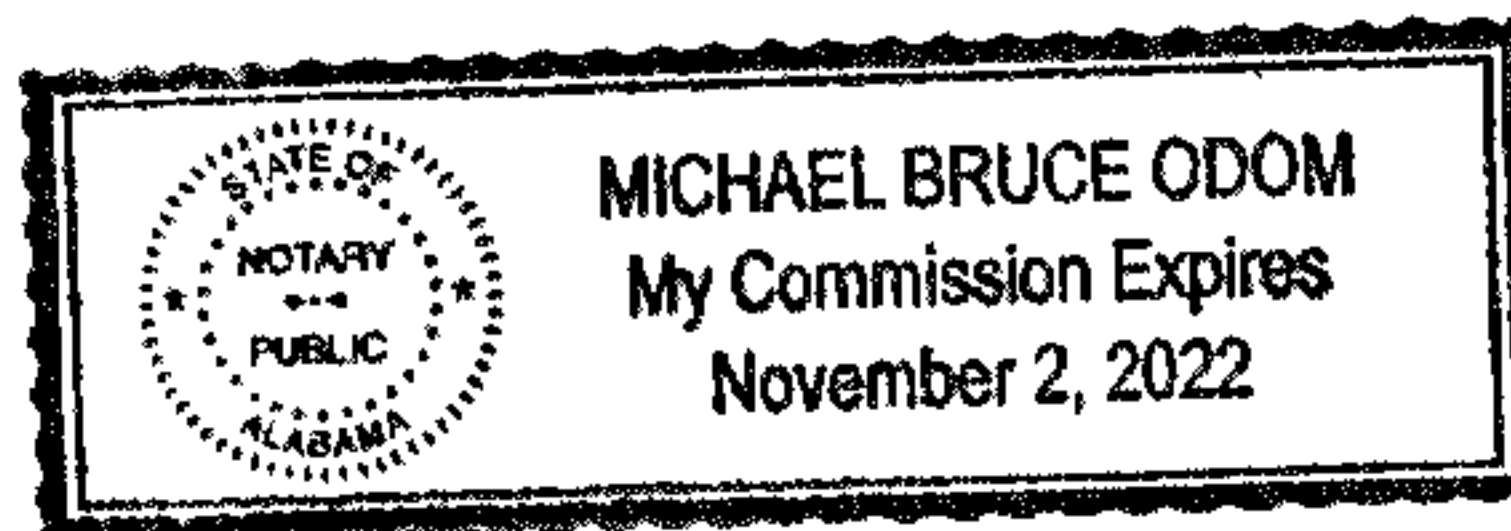


EXHIBIT A

DESCRIPTION OF REAL PROPERTY

A part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 1 West, being more particularly described as follows:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, thence S $88^{\circ}01'41''$ W along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$, 379.31 feet to a found $\frac{1}{2}$ " rebar on the Westerly right of way of Shelby County Road 47 and the point of beginning; thence continue S $88^{\circ}01'41''$ W, 341.83 feet to a found $\frac{5}{8}$ " capped rebar (816LS) on the Northerly right of way of a 100 foot CSX Railroad right of way; thence S $50^{\circ}22'39''$ E along said Northerly right of way, 233.00 feet to a set $\frac{1}{2}$ " capped rebar (CA-1158); thence N $81^{\circ}10'40''$ E, 183.46 feet to a set $\frac{1}{2}$ " capped rebar (CA-1158); thence N $35^{\circ}35'22''$ E, 30.13 feet to a set $\frac{1}{2}$ " capped rebar (CA-1158); thence N $12^{\circ}40'34''$ W, 30.56 feet to a set $\frac{1}{2}$ " capped rebar (CA-1158) on the Westerly right of way of Shelby County Road 47 and the beginning of a curve to the right, said curve having a radius of 387.08 and being subtended by a chord bearing N $21^{\circ}01'58''$ W, 83.47 feet; thence run along the arc of said curve 83.63 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2022 11:07:36 AM
\$269.50 JOANN
20220627000254750

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Dale Dewayne New
Mailing Address 291 Longhorn Lane
Columbiana, Alabama 35051

Grantee's Name Water Works Car Wash-Gardendale, LLC
Mailing Address 4621 Martin Wilson Road
Trussville, Alabama 35173

Property Address 11833 Chelsea Road
Chelsea, Alabama 35043

Date of Sale June 24, 2022
Total Purchase Price \$ 300,000.00
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 6/24/2022

Print Dale DeWayne New

Unattested

(verified by)

Sign *Dale DeWayne New*
(Grantor/Grantee/Owner/Agent) circle one