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DEEDS 1/6

THIS INSTRUMENT PREPARED BY:
Jerad Myers
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
AIM Chelsea Development, LLC
5801 Tennyson Parkway, Suite 150
Plano, Texas 75024

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 21st day of June, 2022, by APPLE OF NORTH ALABAMA, INC., an Alabama corporation (hereinafter referred to as the "**Grantor**"), to AIM Chelsea Development, LLC, a Texas limited liability company (hereinafter referred to as the "**Grantee**").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "**Property**");

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, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for itself, its successors 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 successors 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.

The south access drive to the Property shall be restricted to right-in and right-out traffic flow as approximately shown on Exhibit C attached hereto, and such right-in and right-out traffic

flow shall be shown on all site plans submitted to any governmental authority in connection with the Property. Grantee agrees to cooperate with Grantor in good faith in connection with any stacking issues caused by the right-in, right out access at the Property that may arise after the date of this Statutory Warranty Deed set forth above.

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:

Apple of North Alabama, Inc.
601 Vestavia Parkway, Suite 1000
Birmingham, Alabama 35216

AIM Chelsea Development, LLC
5801 Tennyson Parkway, Suite 150
Plano, Texas 75024

Property Address: See Exhibit A

Purchase Price: \$650,000


The Purchase Price of the Property can be verified by the Closing Statement.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

APPLE OF NORTH ALABAMA, INC.,
an Alabama corporation

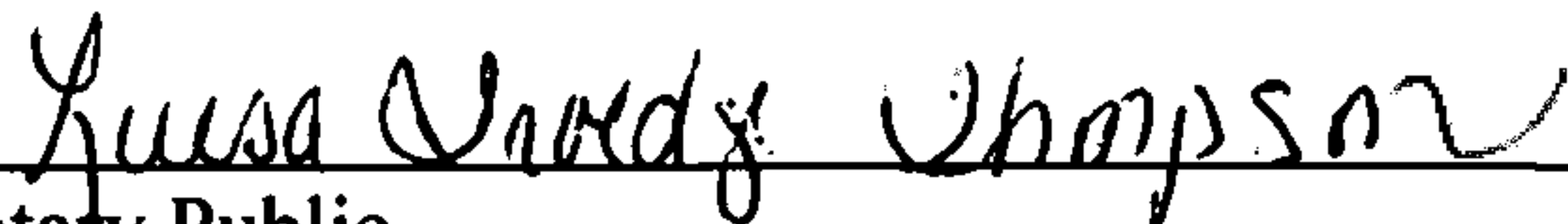
By: 
Name: Charles Galloway
Its: Authorized Agent

STATE OF ALABAMA)

Jefferson **COUNTY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Galloway, whose name as Authorized Agent of APPLE OF NORTH ALABAMA, INC., an Alabama corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and seal this the 20 day of June, 2022.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____

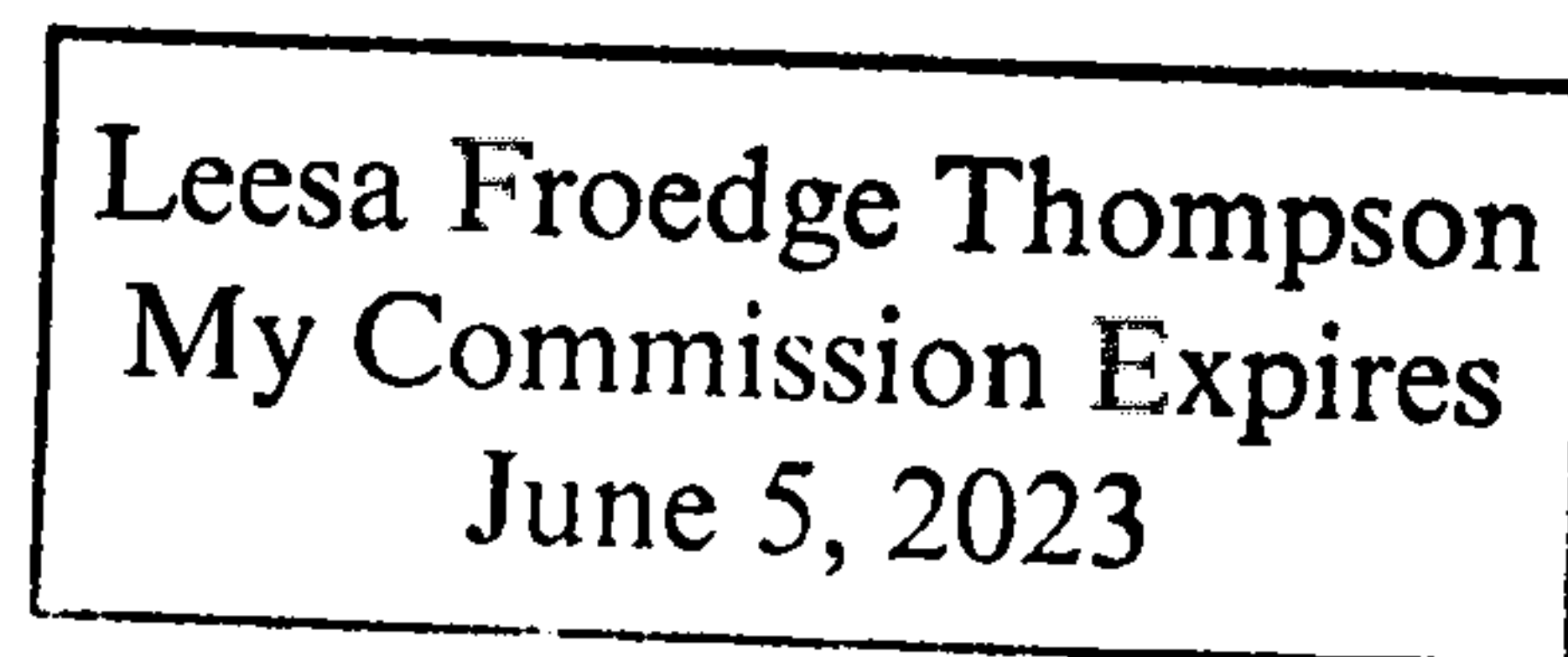
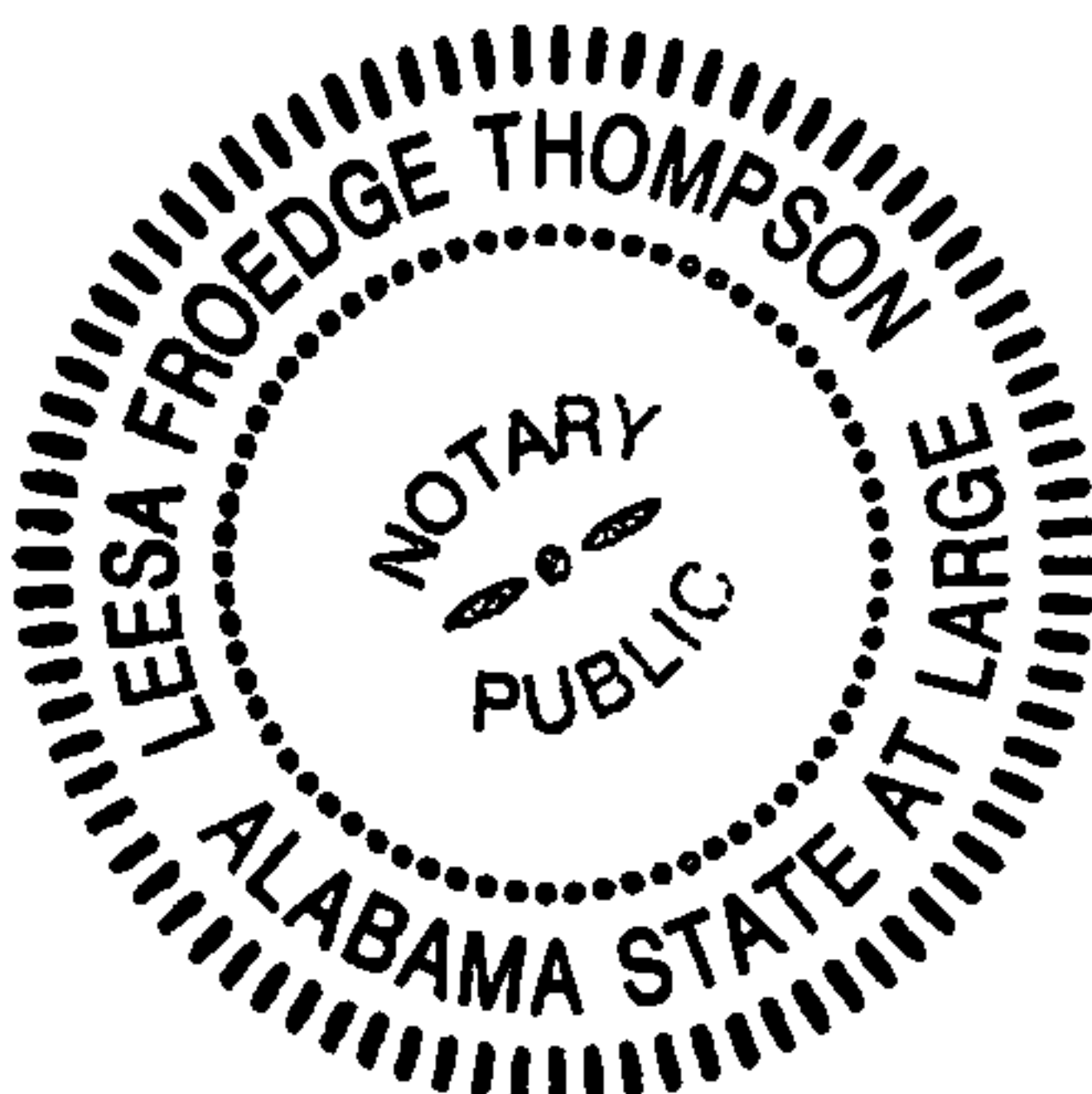


EXHIBIT A
LEGAL DESCRIPTION

LOT 2B-1 ACCORDING TO THE MAP AS RECORDED IN INSTRUMENT NUMBER 20220617000244600 AND MAP BOOK 56, PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, OF THE FINAL PLAT RESURVEY OF LOTS 2A AND 2B ACCORDING TO THE RESURVEY LOT 2 APPLE OF NORTH ALABAMA, INC. ADDITION TO CHELSEA AS RECORDED IN MAP BOOK 40 PAGE 124 SHELBY COUNTY ALABAMA.

No specific address for this property.

EXHIBIT B

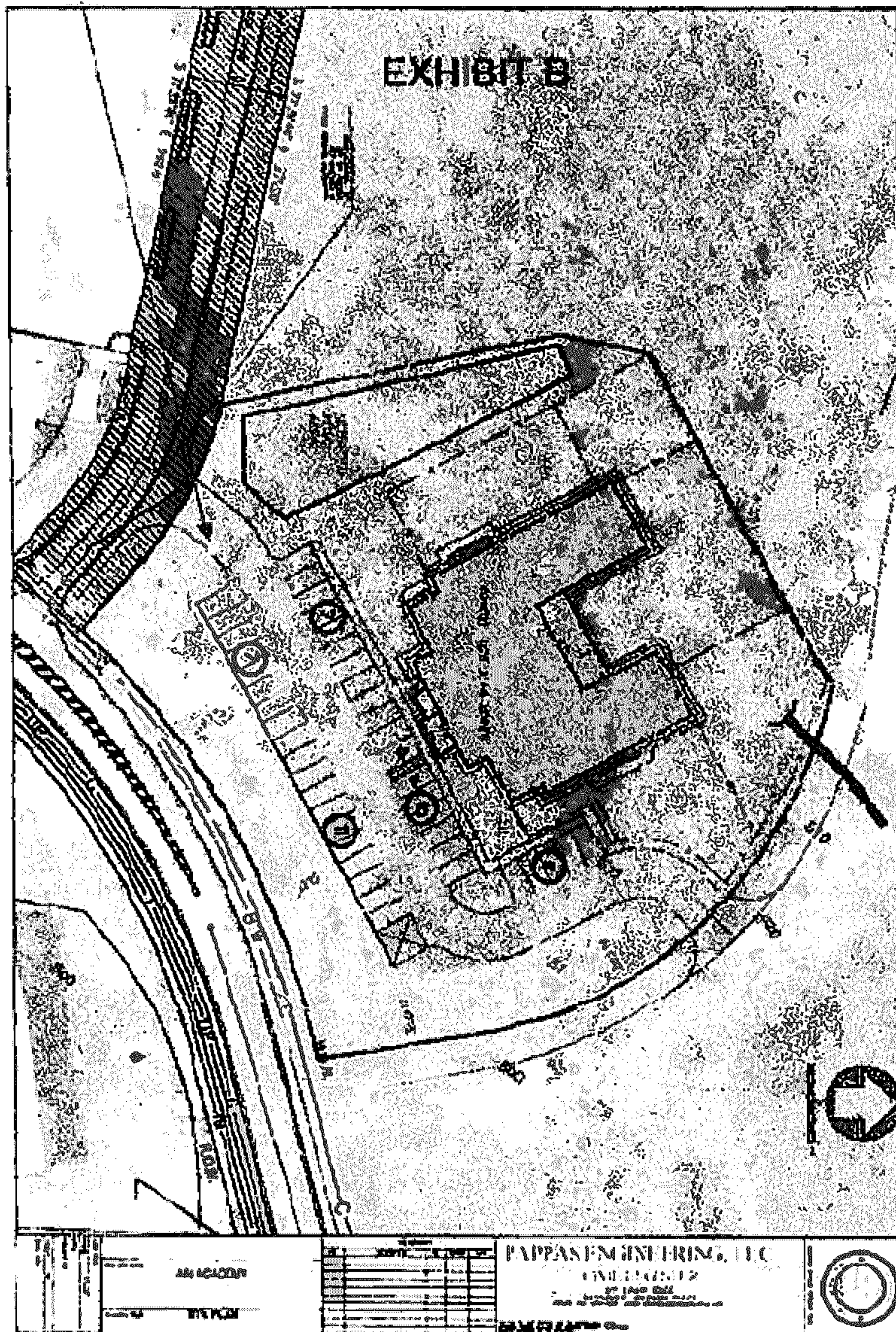
PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2022 and all subsequent years, which are not yet due and payable.
2. Zoning and subdivision ordinances, building codes and other legal requirements applicable to the Property.
3. Any matters which an accurate survey of the Property would disclose.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 69, Page 177, in the Probate Office of Shelby County, Alabama.
5. Easement(s)/Right(s) of Way granted to Alabama Power Company for electric transmission and telephone lines and rights incident thereto recorded in Deed Book 102, Page 138, Deed Book 104, Page 525 and Deed Book 127, Page 317, in the Probate Office of Shelby County, Alabama.
6. Restrictions and other matters of record in the subdivision map for Apple of North Alabama, Inc., Addition to Chelsea, as recorded in Map Book 40, Page 51 and Resurvey Lot 2 Apple of North Alabama, Inc., Addition to Chelsea as recorded in Map Book 40, Page 124, in the Probate Office of Shelby County, Alabama.
7. Sanitary Sewer Easement as shown on plats of Apple of North Alabama, Inc., Addition to Chelsea, as recorded in Map Book 40, Page 51 and Resurvey Lot 2 Apple of North Alabama, Inc., Addition to Chelsea as recorded in Map Book 40, Page 124, in the Probate Office of Shelby County, Alabama.
8. Right of way to City of Chelsea recorded as Instrument No. 20211006000487330 in the Probate Office of Shelby County, Alabama.
9. All matters shown on that certain Final Plat, Resurvey of Lots 2A and 2B According to the Resurvey of Lot 2 Apple of North Alabama, Inc., Addition to Chelsea as recorded in Map Book 40 Page 124 Shelby County, AL, recorded in Map Book 56, Page 44 and in Instrument No. 20220617000244600 in the Probate Office of Shelby County, Alabama.

EXHIBIT C

RIGHT-IN/RIGHT-OUT ACCESS

Right In / Right-Out Access



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL⁶
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Allie S. Bayl