

This Instrument Prepared By:
B. Saxon Main, Esq.
Ball, Ball, Matthews & Novak, P.A.
445 Dexter Avenue, Suite 9045
Montgomery, AL 36104
(334) 387-7680

NCS 1122729AL3

Send Tax Notice to:
2200 Century Parkway NE
Suite 100
Atlanta, GA 30345
Attn: Jennifer Vanderveldt

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 30th day of June 2022, for and in consideration of the sum of **TWO MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$2,450,000.00)**, as can be verified by a Real Estate Purchase Agreement between the Grantor and Grantee, and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

Car Wash Company, LLC,
an Alabama limited liability company,
having a mailing address of **120 Burning Embers Court, Prattville, AL 36067,**
Attention: Eric Smith

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL AND CONVEY**
unto

Marc 1 Holdings, LLC,
a Delaware limited liability company,
having a mailing address of **2200 Century Parkway NE**
Suite 100, Atlanta, GA 30345
Attention: Jennifer Vanderveldt

(herein referred to as "Grantee"), the following described real property situated in Montgomery County, Alabama, having a property address of **156 Highway 304, Calera, AL 35040** (hereinafter referred to as the "Property"), to-wit:

LOT 14-C ACCORDING TO A RESURVEY OF LOT 14-A LIMESTONE MARKETPLACE SUBDIVISION AS RECORDED IN MAP BOOK 50, PAGE 52, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereto belonging or in anywise appertaining and all right, title, and interest of Grantor in and to any, and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the Permitted Exceptions set out on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors, and assigns, in fee simple forever.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), to the best of the undersigned's knowledge, this conveyance document contains all the information which would otherwise be included on such Validation Form. The undersigned attests that, to the best of the undersigned's knowledge, such information so contained in this document is true and accurate. The undersigned further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal effective as of the date first above written.

GRANTOR:

Car Wash Company, LLC,
an Alabama limited liability company

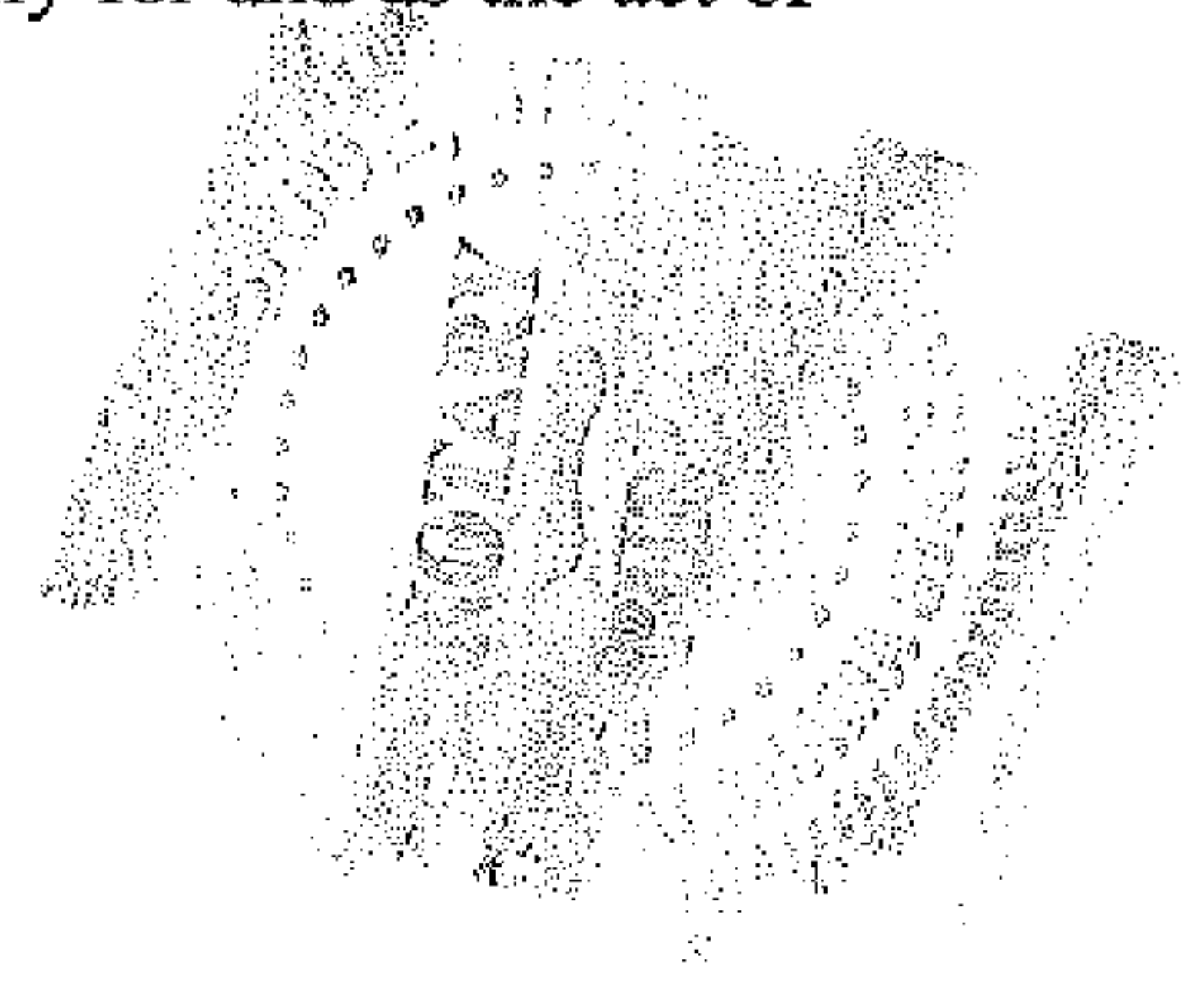
By: [Signature]
Name: Eric Smith
Title: Authorized Member

STATE OF ALABAMA
COUNTY OF MONROE

I, Richard L McBrat Jr., a Notary Public, in and for said County in said State, hereby certify that Eric Smith whose name as Authorized Member of Car Wash Company, 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 the instrument, he/she, as such he, as such authorized member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 29th day of June 2022.

[Signature]
Notary Public
My Commission Expires: 6/14/2025



NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years not yet due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Right of Way to Alabama Power Company as recorded in Instrument No. 20190625000224350 in the Probate Office of Shelby County, Alabama.
4. Building line(s) as shown by recorded map.
5. Easement(s) as shown by recorded map.
6. Restrictions as shown by recorded map.
7. Transmission line permit to Alabama Power Company, recorded in Deed Book 193, Page 111; Instrument 1997- 2629 and Instrument 1998-17745, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company, recorded in Deed Book 188, Page 66 in the Probate Office of Shelby County, Alabama.
9. Right of way to AT&T, recorded in Deed Book 198, Page 333, in the Probate Office of Shelby County, Alabama.
10. Right of way to the State of Alabama, recorded in Deed Book 228, Page 22; Deed Book 198, Page 309 and Deed Book 198, Page 63, in the Probate Office of Shelby County, Alabama.
11. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Deed Book 234, Page 844, in the Probate Office of Shelby County, Alabama.
12. Easement to Postal Telegraph Cable, as recorded in Deed Book 80, Page 43, in the Probate Office of Shelby County, Alabama.
13. Easement to AT&T, as recorded in Deed Book 193, Page 314, in the Probate Office of Shelby County, Alabama.
14. Right of way to Shelby County, recorded in Deed Book 49, Page 274, in the Probate Office of Shelby County, Alabama.
15. Easement to BellSouth Telecommunications dba AT&T, recorded in Instrument 20071218000568240 and Instrument 2007-1024000491960, in the Probate Office of Shelby County, Alabama.
16. Easement to Alabama Power Company recorded in Instrument 20090212000048780 and Instrument 20110721000211570, in the Probate Office of Shelby County, Alabama.
17. Declaration of Protective Covenants as recorded in Instrument # 20080115000020240, in the Probate Office of Shelby County, Alabama.



3 Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2022 12:58:55 PM
\$2478.00 BRITTANI
20220701000263220

Allie S. Boyd