

PREPARED BY:

Hartman Simons & Wood LLP
400 Interstate North Parkway
Suite 600
Atlanta, Georgia 30339
Attn: Abbye M. Dalton, Esq.

20220722000287730
07/22/2022 10:16:46 AM
DEEDS 1/5

SEND TAX NOTICES TO:

ECS Development, LLC
11900 Freeman Road
Huntley, Illinois 60142

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made this 21 day of July, 2022, by and between **CHELSEA-SELIG, LLC**, an Alabama limited liability company, whose address is c/o Selig Enterprises, Inc., 1100 Spring Street, NW, Suite 550, Atlanta, Georgia 30309 ("**Grantor**"), and **ECS DEVELOPMENT, LLC**, an Illinois limited liability company, whose address is 11900 Freeman Road, Huntley, Illinois 60142 ("**Grantee**").

W I T N E S S E T H

That Grantor, 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 Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, those certain lands situate, lying and being in the County of Shelby, State of Alabama, (the "**Property**") and described as follows:

Lot 7 according to the survey of Chelsea Crossroads, as recorded in Map Book 41, Page 109 A&B, in the Probate Office of Shelby County, Alabama.

Together with all the tenements, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

This Special Warranty Deed is made and accepted subject to all matters of record set forth on Exhibit A attached hereto (collectively, the "**Permitted Exceptions**").

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunder in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part by, through or under the Grantor, but not otherwise.

[Signature Appears on the Following Page]

[Remainder of Page Intentionally Left Blank]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed,
the day and year first written above.

GRANTOR:

CHELSEA-SELIG, LLC, an Alabama
limited liability company

By: Selig Enterprises, Inc., a Georgia
corporation, its Manager

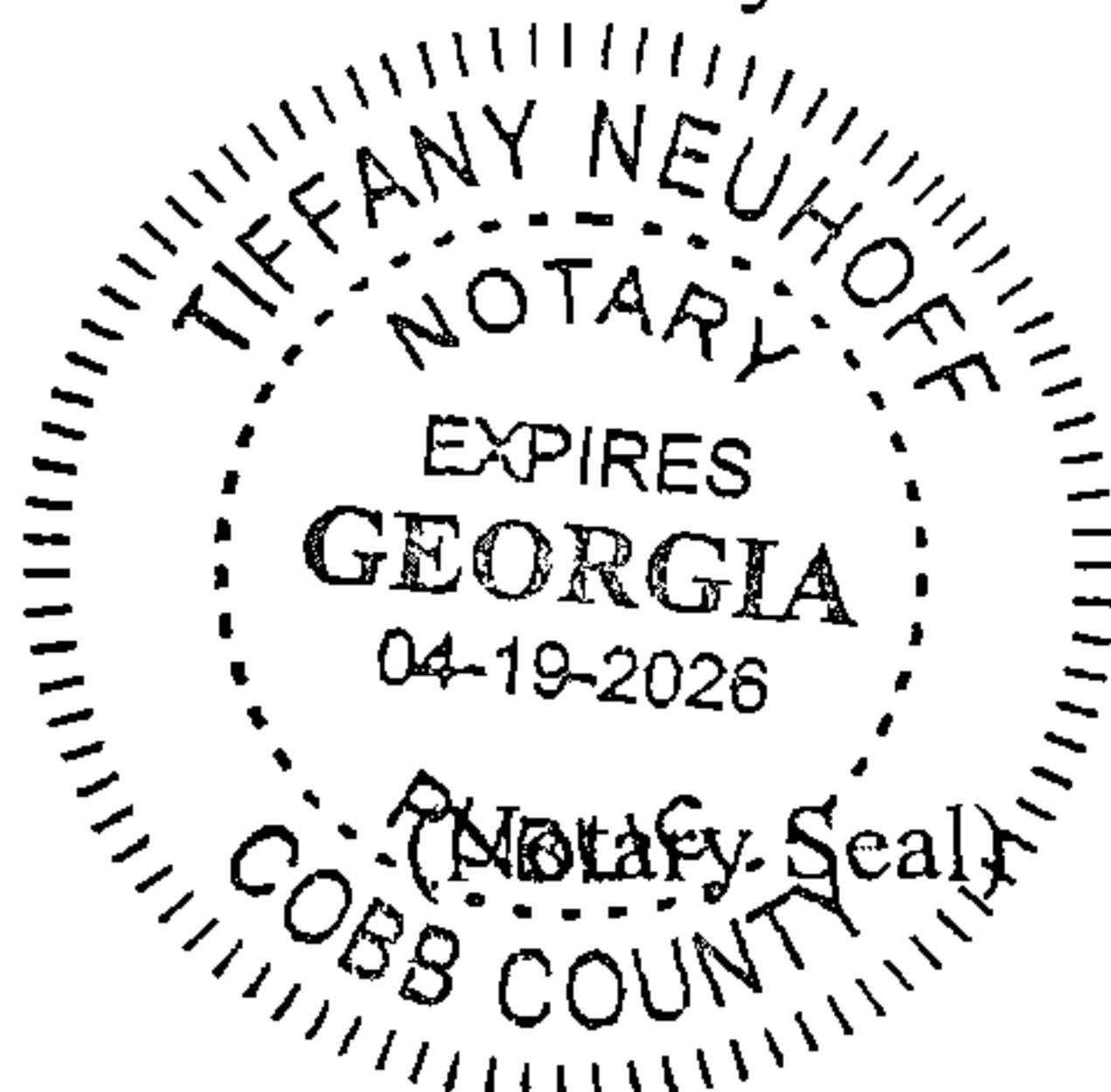
By: 
Kenneth J. Clayman, Senior Vice
President, General Counsel and
Secretary

STATE OF GEORGIA

COUNTY OF FULTON

I, Tiffany Neuhoft, Notary Public for the aforesaid State and County,
do hereby certify that Kenneth J. Clayman, as Senior Vice President, General Counsel and
Secretary of Selig Enterprises, Inc., a Georgia corporation, Manager of Chelsea-Selig, LLC, an
Alabama limited liability company, whose name 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 said
conveyance, he/she, as such authorized agent, and with full authority, executed the same
voluntarily as an act of said company, acting in his/her capacity as aforesaid, on the day the same
bears date.

Given under my hand and official seal this 19th day of July, 2022.



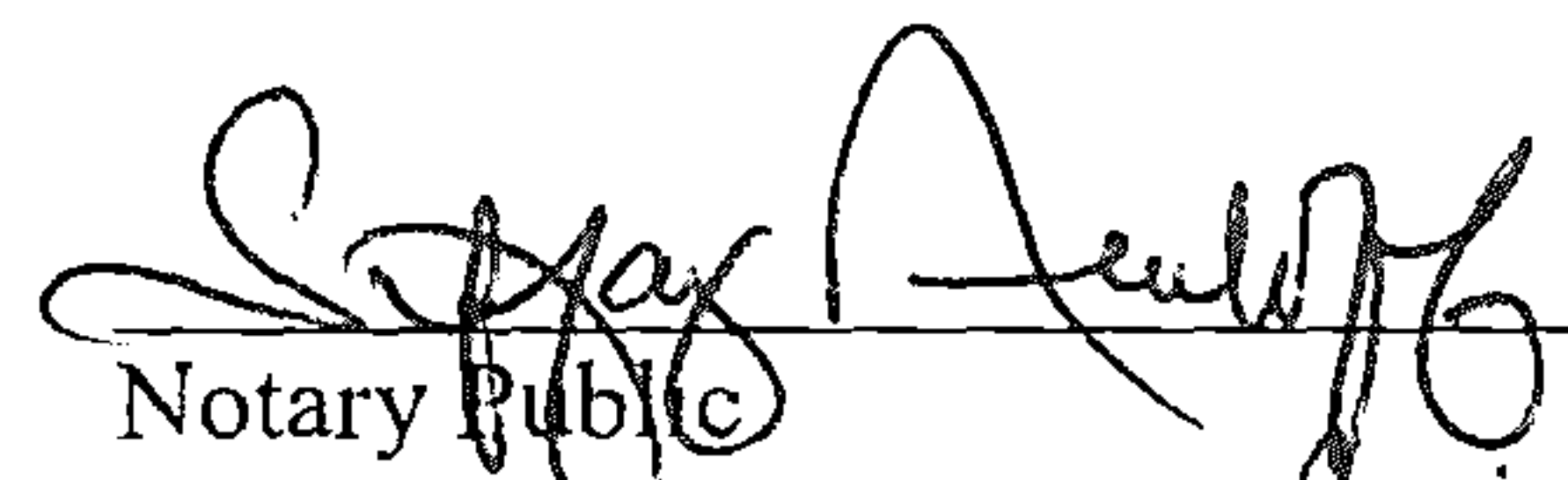

Notary Public
My commission expires: April 19, 2026

EXHIBIT A TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Restrictions, limitations, and conditions as set out In Plat Book 41, page 109A, in the Probate Office of Shelby County, Alabama.
3. Declaration of Restrictive Covenants as recorded in Instrument 20100902000283530 and Instrument 20201016000471220, Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company, as set out in Volume 102, page 171; Volume 107, Page 311; Volume 111, page 152; and Volume 138, page 95, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Shelby County recorded in Volume 95, Page 506 and Volume 95 Page 522.
6. Covenants, conditions, and restrictions as applies to subject property as set out in Memorandum of Lease dated December 2009 between Chelsea Crossroads, LLC and Publix Alabama, LLC, an Alabama limited liability company, recorded in Instrument 20091216000461140, First Amendment as recorded in Instrument 20160606000192870, in Probate Office of Shelby County, Alabama.
7. Declaration of Restrictions, Covenants, and Grant of Easements as recorded in Instrument 20091216000461130; Assignment of Declarants interest as recorded in Instrument 20091216000461160, in Probate Office of Shelby County, Alabama.
8. Reservation and rights and easements as set out in Instrument 20091221000464870, in Probate Office of Shelby County, Alabama.
9. Permanent Easement granted to Shelby County as recorded in Instrument 20110112000010600 in the Probate Office of Shelby County, Alabama.
10. Easement granted to Alabama Power Company as recorded in Instrument 20100916000303030 in the Probate Office of Shelby County, Alabama.
11. Declaration of Access Easement as recorded in Instrument 20110610000171460 in the Probate Office of Shelby County, Alabama.
12. Declaration of Sanitary Sewer Easement as recorded in Instrument 2009093000340190 in the Probate Office of Shelby County, Alabama.
13. Certificate of Annexation ordinance as recorded in Instrument 2009081100309350.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Chelsea-Selig, LLC</u>	Grantee's Name	<u>ECS Development, LLC</u>
Mailing Address	<u>c/o Selig Enterprises, Inc.</u>	Mailing Address	<u>11900 Freeman Road</u>
	<u>1100 Spring St NW Suite 550</u>		<u>Huntley, IL 60142</u>
	<u>Atlanta, GA 30309</u>		

Property Address	<u>Lot 7, Chelsea Crossroads,</u>	Date of Sale	<u>July 21, 2022</u>
	<u>Chelsea, Shelby County, AL</u>	Total Purchase Price	<u>\$725,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☒ Sales Contract	☐ Other _____
☒ Closing Statement	

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).

Dated: July 21, 2022

Print: ECS Development, LLC

☒ Unattested

(verified by)

Sign: [Signature]
Print Name/Title: Nicholas Cioromski,

Attorney in fact for Purchaser pursuant to POA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2022 10:16:46 AM
\$759.00 BRITTANI
20220722000287730

Allen S. Bayl