

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Dunnavant Valley Dining, LLC
402 Office Park Drive, Suite 150
Birmingham, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$1,500,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Capstone EAT, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Dunnavant Valley Dining, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 29th day of September, 2022

Capstone EAT, LLC, an Alabama Limited Liability Company

By: Bart T. Crawford
Title Exchange Services, LLC, Sole Member
By: Bart T. Crawford, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Bart T. Crawford whose name as Member of Title Exchange Services, LLC as Sole Member of Capstone EAT, 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, as such Member of Title Exchange Services, LLC as Sole Member of Capstone EAT, LLC 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 September, 2022.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02.12.2026

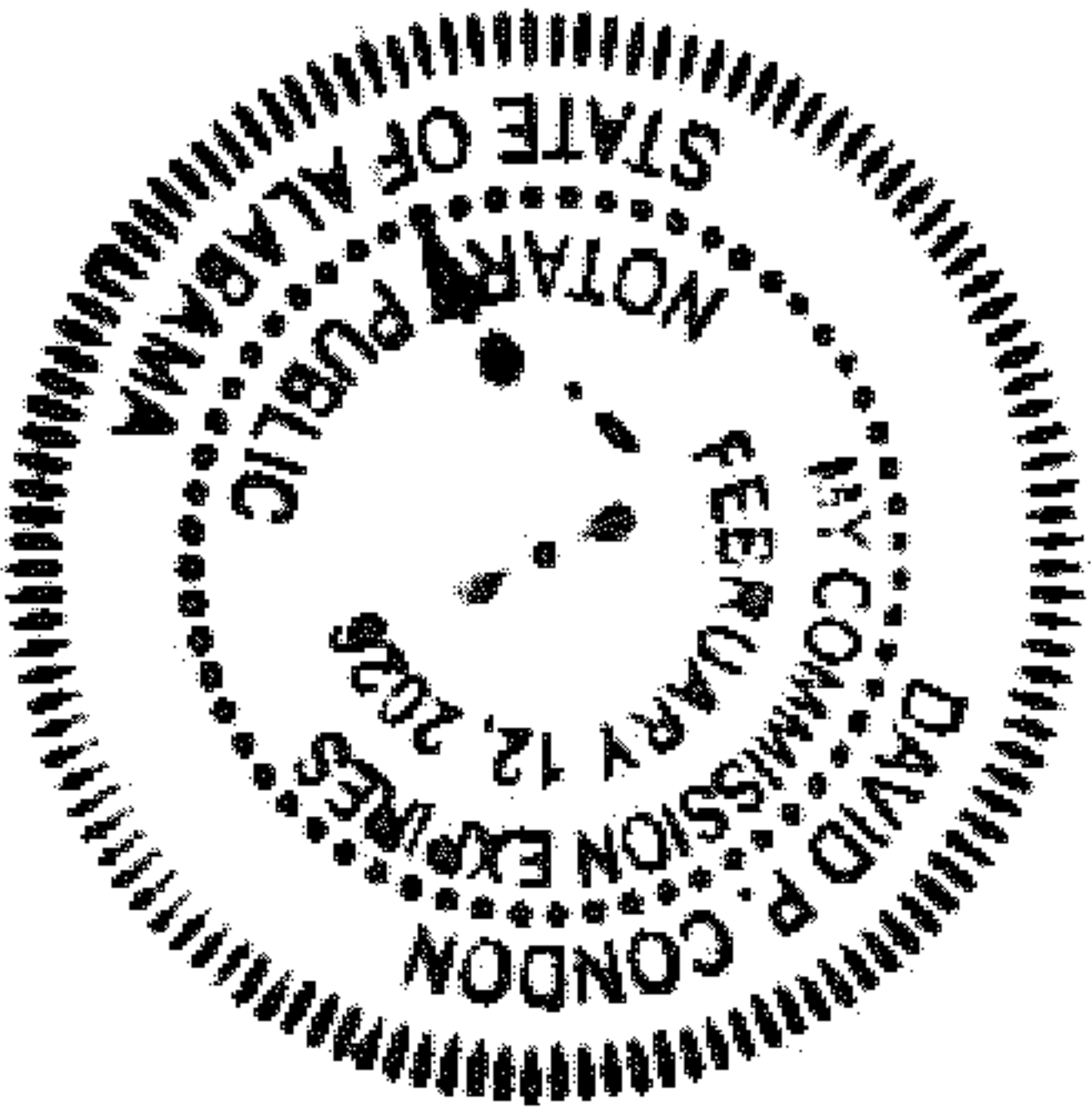


Exhibit "A"
Property Description

See Exhibit "A" attached hereto

Parcel I:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West and being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 17, Township 19 South, Range 1 West: thence North 00°13'37" West along the East line of said Sixteenth Section, a distance of 580.64 feet to the North right of way of Shelby County Highway No. 41; thence South 64°39'23" West along said right of way and a projection thereof for a distance of 330.95 feet to a point; thence turn North 16°33'14" West for a distance of 10.25 feet to an iron pin set at the POINT OF BEGINNING; also being on the North right of way line of Shelby County Highway No. 41; thence run South 72°10'17" West along said right of way line for a distance of 118.77 feet to an iron pin set; thence run South 53°16'02" West along said right of way line for a distance of 50.99 feet to a concrete monument found; thence run North 63°10'26" West for a distance of 25.00 feet to an iron pin set; thence run South 85°39'26" West for a distance of 29.37 feet to an iron pin set; thence run North 69°53'06" West for a distance of 280.09 feet to an iron pin set; thence run North 20°24'51" East of a distance of 488.78 feet to a point; thence run South 63°52'33" East for a distance of 450.01 feet to a point; thence run South 37°34'50" West for a distance of 230.30 feet to an iron pin found with a Wheeler cap; thence run South 16°33'14" East for a distance of 120.96 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Parcel II:

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 786.50 feet; thence turn an angle of 64°29'30" to the right and run a distance of 510.00 feet; thence turn an angle of 84°19'30" to the right and run a distance of 40.70 feet to the NW right of way line of Shelby County Highway No. 41 and the point of beginning; thence run an angle of 38°42'45" to the left and run a distance of 379.10 feet; thence turn an angle of 76°33'15" to the left and run a distance of 191.90 feet to the East Right of Way line of U.S. Highway No. 280; thence turn an angle of 64°51'02" to the left and run along said right of way line a distance of 36.50 feet; thence turn an angle of 39°23'55" to the left and run along said right of way line a distance of 158.05 feet; thence turn an angle of 40°06'16" to the left and run along said right of way line a distance of 306.02 feet; thence turn an angle of 04°41'19" to the left and run along said right of way a distance of 8.98 feet to the point of beginning; situated in the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama.

Less and except the following described property conveyed in Instrument 20060329000145990; A part of the SW 1/4 of SE 1/4, Section 17, Township 19 South, Range 1 West, identified as Tract No. 1. Parcel 1 of 1, Project No. ST-059-038-003, Shelby County, Alabama and being more fully described as follows:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 1 West, run thence North 07°12'35" East a distance of 1882.20 feet, more or less, to a point on present R/W of County Road 41, which is the Point of Beginning.

Thence North 70°51'05" West and along the present R/W/ line of U.S. 280 a distance of 37.34 feet to a point on the present R/W line; (said point offset 89.87 feet and perpendicular to centerline County Road 41 at station 52 + 20.00); thence North 71°25'43" East and along the required R/W line a distance of 282.16 feet to a point on the required R/W line (said point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 55 + 00.00); thence North 64°05'42" East and along the required R/W line if extended would intersect a point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 56 + 00, a distance of 41.25 feet to a point on the grantors Northeast property line; thence South 69°50'51" East and along the grantor's property line a distance of 21.89 feet to a point on the present R/W line of County Road 41; thence South 68°52'11" West and along the present R/W line a distance of 310.84 feet; to the Point and Place of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Capstone EAT, LLC
Mailing Address 2101 First Avenue North
Birmingham, Alabama 35203

Property Address 1012 Dunnivant Valley Road
Birmingham, AL 35242

Grantee's Name Dunnivant Valley Dining, LLC
Mailing Address 402 Office Park Drive, Suite 150
Birmingham, Alabama 35223

Date of Sale September 29, 2022
Total Purchase Price \$1,500,000.00

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)

X 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.

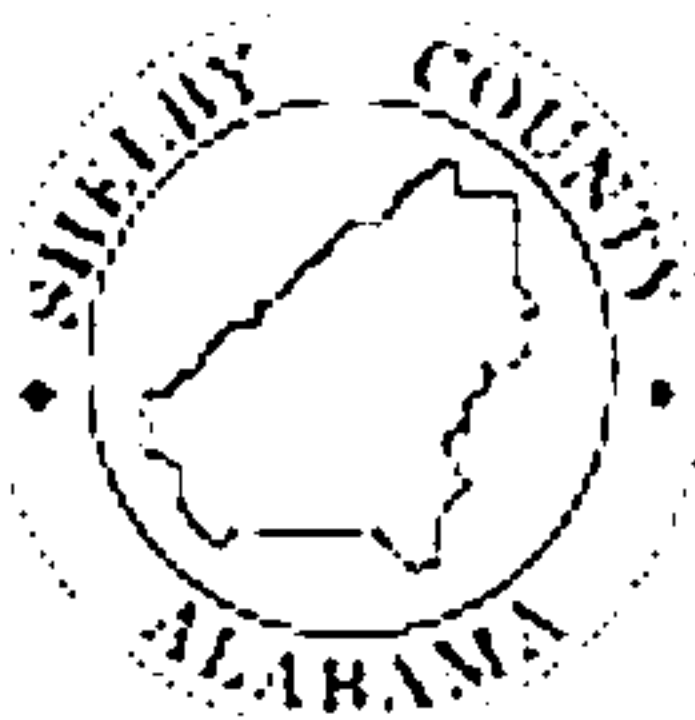
Actual value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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).

Date 9/29/22 Print David Condon
Unattested Sign David Condon
(verified by) (Grantor/Grantee/ Owner (Agent) circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2022 01:15:47 PM
\$1528.00 JOANN
20221007000383480

Allen S. Bayl