



20221019000394880 1/4 \$256.00
Shelby Cnty Judge of Probate, AL
10/19/2022 11:29:54 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Dashiv, LLC 310 Cahaba Valley Road Pelham, AL 35124
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STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Nine Hundred Thousand and 00/100 (\$900,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **280 Properties, L.L.C., an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dashiv, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

\$675,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed by Grantor as required by the Articles of Organization and Operational Agreement of said limited liability company and amendments thereto

Subject To:

1. Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
2. The covenants and restrictions, easements, building lines and limitations described on Exhibit "B" attached hereto and made a part hereof.
3. Easements, building lines and restrictions as shown on Chelsea Crossroads Sector II as recorded in Map Book 42 page 139 and the Resurvey of Lot 8A – Chelsea Crossroads – Sector II as recorded in Map Book 51, Page 7 and Resurvey of Lot 8A1 – Chelsea Crossroads Sector II, as recorded in Map Book 56, Page 55.
4. 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.
5. Right-of-way granted to Alabama Power Company recorded in Volume 102, Page 171; Volume 107, Page 311; Volume 111, Page 152 and Volume 138, Page 95.
6. Right-of-way granted to Shelby County recorded in Volume 95, Page 506 and Volume 95, Page 522.
7. Covenants, conditions, maintenance agreements, access easements and terms contained in that certain Declaration of Sanitary sewer easement between 280 Properties, LLC, Polo Farms Investments, LLC and Double Oak Water Reclamation, LLC as recorded in Inst. No. 2009-34019.
8. Certificate of Annexation ordinance as recorded in Inst. No. 2009081100309350.
9. Declaration of Restrictions, Covenants and Grant of Easements as recorded in Inst. No. 2009121600641130 and assigned to Chelsea – Selig, LLC in Inst. No. 20091216000461160.
10. Non exclusive permanent easement granted Shelby County as recorded in Inst. No. 20110112000010610.
11. Identification of Driveways and Grant of Easements as recorded in Inst. No. 20120307000080580.
12. Declaration of Restrictive Covenants recorded in Inst. No. 20100902000283530.
13. Covenants, conditions, easements, liens for assessments and ARC requirements contained in Declaration of Restrictions, Covenants, and Grant of Easements for Chelsea Crossroads Lot 8,

Shelby County, AL 10/19/2022
State of Alabama
Deed Tax: \$225.00

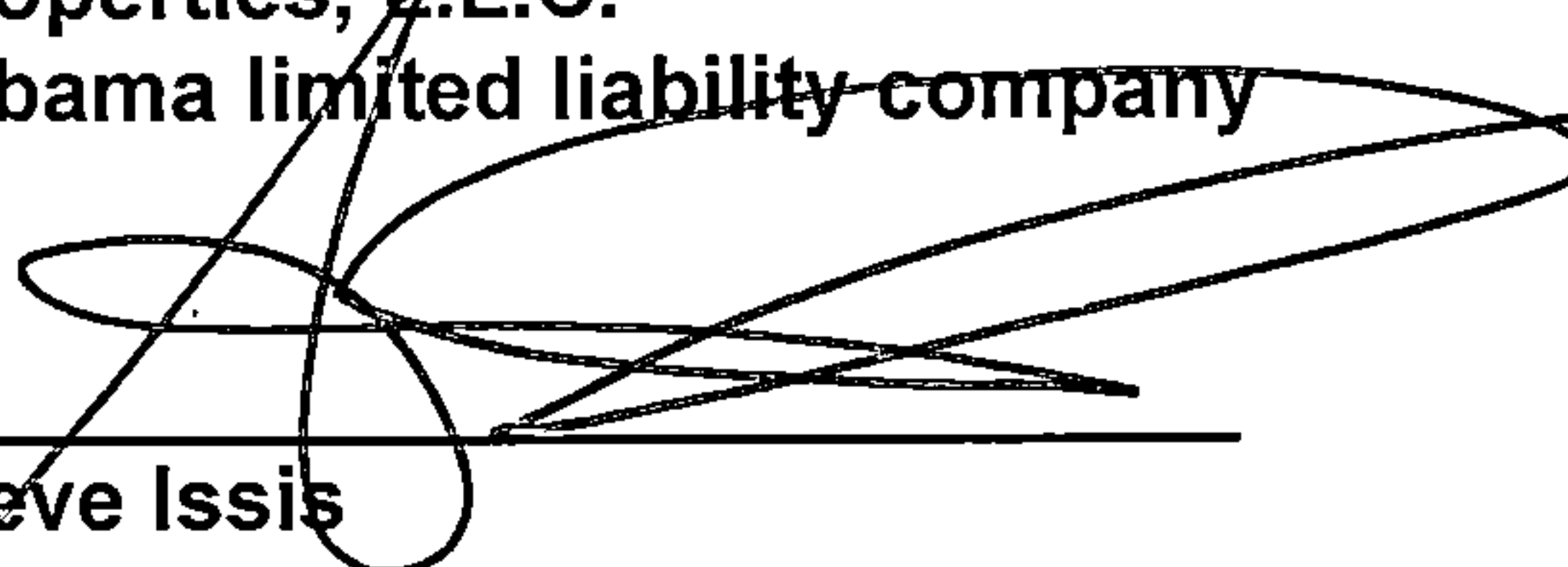
as recorded in Inst. No. 20120313000086990, and supplemented in Inst. No. 20190723000260520.

- 14. Restrictions, covenants, prohibitions and exclusive uses contained in lease by and between Chelsea Crossroads, LLC and Publix Alabama, Inc., a memorandum of which is recorded in 20091216000461140 as amended in 20160606000192870.
- 15. Easement as set forth in Inst. No. 20220406000141860.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 6th day of October, 2022.

280 Properties, L.L.C.
an Alabama limited liability company

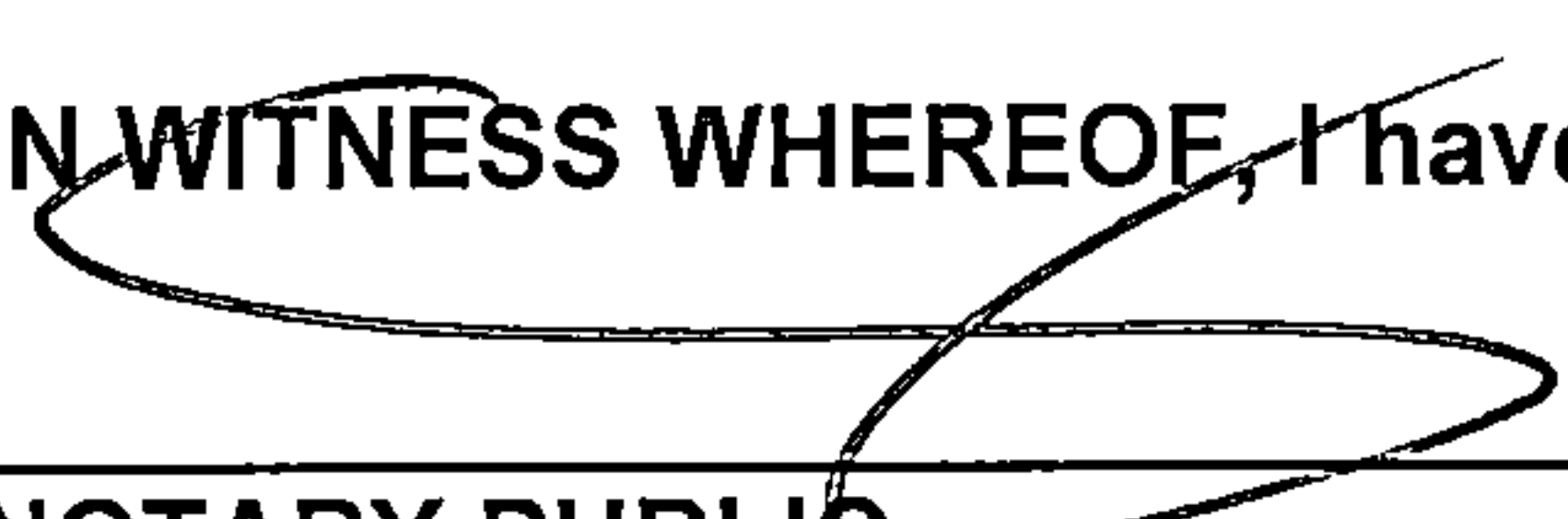


By: Steve Issis
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steve Issis, whose name as Manager of 280 Properties, L.L.C., 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 Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of October, 2022.


NOTARY PUBLIC
My Commission Expires: 06-02-2023

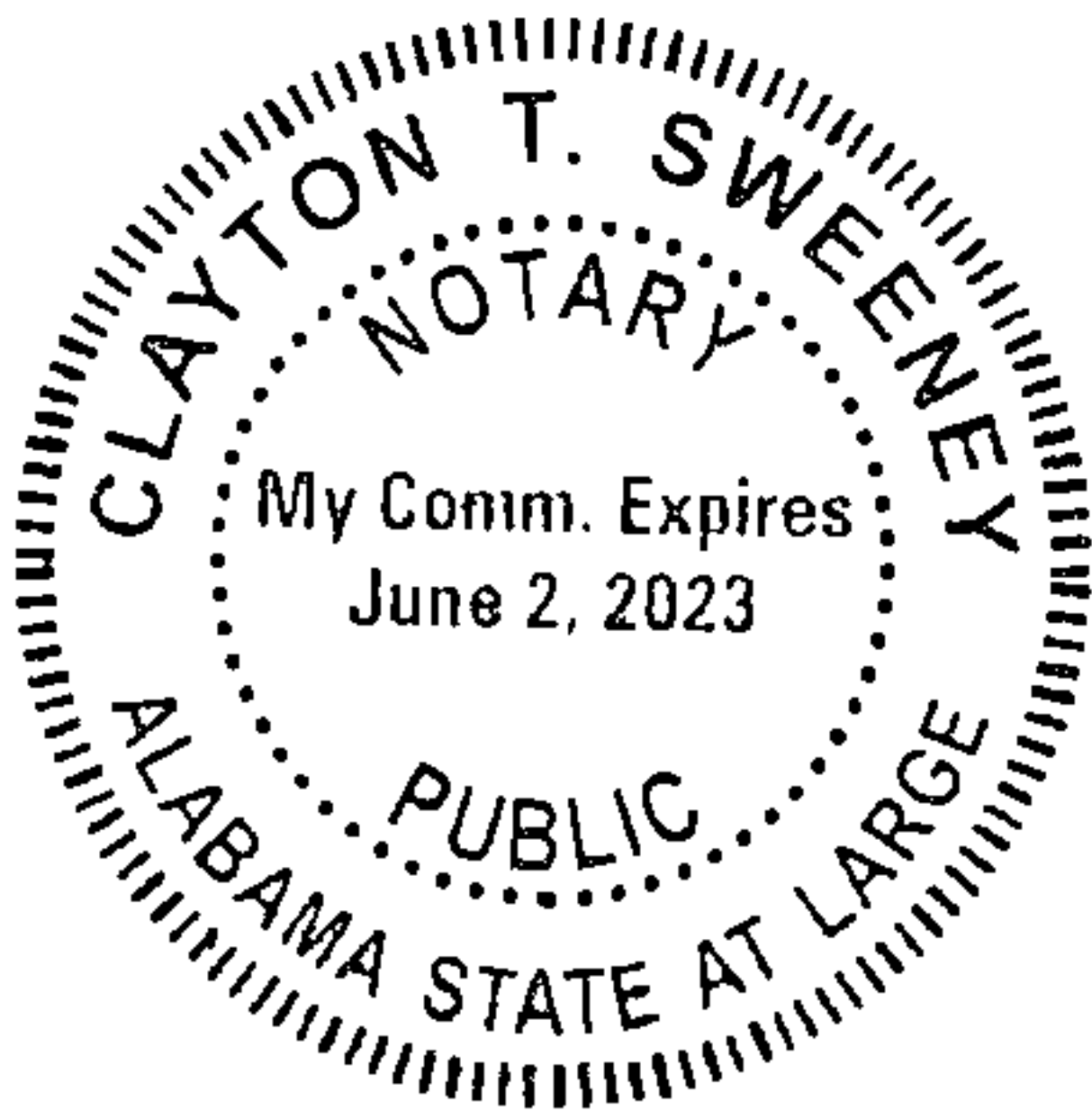


EXHIBIT "A"

Legal Description

Parcel I:

Lot 8A1-1, according to a Resurvey of Lot 8A1, according to a Resurvey of Lot 8A, Chelsea Crossroads – Sector II, as recorded in Map Book 56, Page 55, in the Probate Office of Shelby County, Alabama.

Parcel II:

Together with the non-exclusive easement to use the Common Areas as more particularly described in the Declaration of Restrictions, Covenants, and Grants of Easements for Chelsea Crossroads, Lot 8, filed for record in Instrument No. 20120313000086990, as supplemented by Instrument No. 20190723000260520, in the Probate Office of Shelby County, Alabama (which, together with any amendments thereto, are hereinafter collectively referred to as the "Declaration")

Parcel III:

Together with a non-exclusive ingress and egress easement over the Driveway Easements created in Inst. No. 20091216000641130 as assigned to Chelsea Selig, LLC in Inst. No. 20091216000461160 as more particularly described in Identification of Driveways and Grant of Easements as recorded in Inst. No. 20120307000080580.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name : 280 Properties, L.L.C.

Grantee's Name Dashiv, LLC

Mailing Address 2858 Pelham Parkway
Pelham, AL 35124

Mailing Address 310 Cahaba Valley Road
Pelham, AL 35124

Property Address Lot 8A1-1 Chelsea Crossroads
Chelsea, AL 35043

Date of Sale October 6, 2022

Total Purchase Price \$ 900,000.00

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
☐ Deed

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 _____

280 Properties, L.L.C. by its Manager
Print Steve Issis

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one