

**This instrument was prepared by**

**Scott Thornley**

**Maddox, Thornley & Sanders**

**318 19th Street, West**

**Jasper, Alabama 35501**

**CORPORATION FORM, WARRANTY DEED**

---

**STATE OF ALABAMA     )**

**COUNTY OF SHELBY     )     KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor, a corporation, in hand paid by grantee, a limited liability company the receipt whereof is acknowledged, **Melissa's Rainbow Car Wash, Inc, an Alabama corporation**, does by these presents grant, bargain, sell and convey unto **The Car Wash Guys, Series LLC, an Alabama limited liability company** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, according to the map and survey of Collin's Addition to Valleydale, as recorded at Map Book 7 page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to the following:

1.     Rights of way to Shelby County filed at Deed Book 216 page 17 and Deed Book 177 page 51.

2. Transmission Line to Alabama Power Company filed at Deed Book 129 page 559.
3. Setbacks and rights of way shown on the Plat of Collin's Addition to Valleydale filed at Map Book 7 page 154.
4. Terms and Conditions of that conveyance to Shelby County filed at Instrument #201609098000325260.
5. Less and except any portion of the subject property which lies within a public road right of way.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

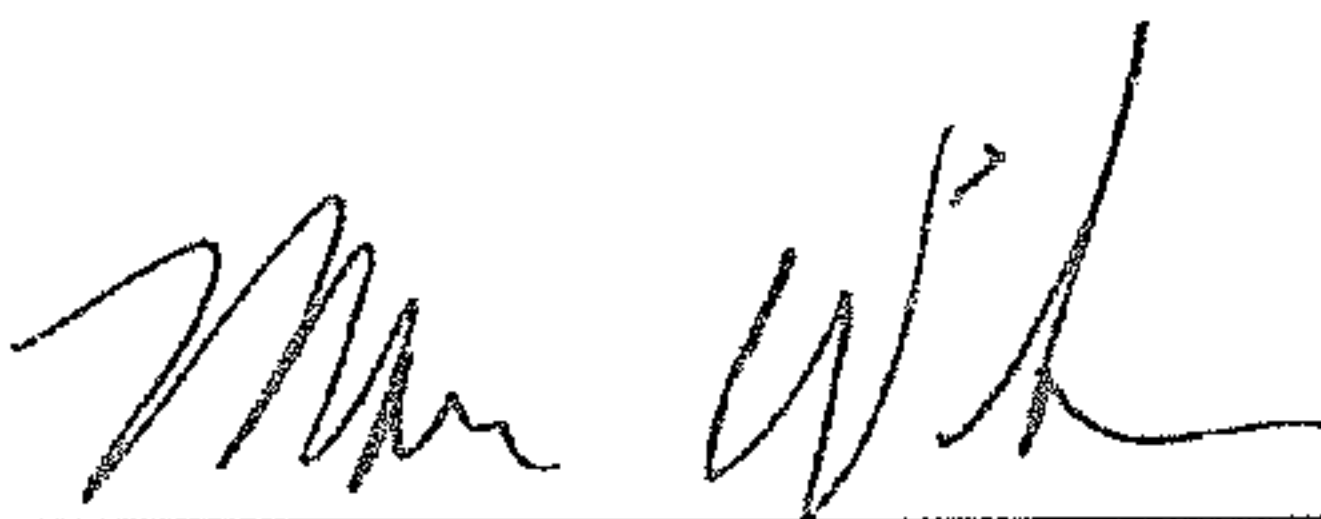
**TO HAVE AND TO HOLD** to the said grantee, its successors and assigns forever.

And said grantor, for itself, its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

(Signature page to follow)

**IN WITNESS WHEREOF**, the said Melissa's Rainbow Car Wash, Inc., a corporation, by Marc Wilson, its President who is authorized to execute this conveyance, has set his signature and seal this 24<sup>th</sup> day of October, 2022.


MELISSA'S RAINBOW CAR WASH, INC.


BY:   
MARC WILSON  
Its: President

STATE OF AL )  
COUNTY OF Walker )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marc Wilson, whose name as President of Melissa's Rainbow Car Wash, Inc., a corporation, 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 the conveyance, he, as such officer, in his representative capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 24<sup>th</sup> day of October, 2022.

  
NOTARY PUBLIC  
My Commission Expires: 6/12/24



REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee

Name: Melissa's Rainbow Car Wash, Inc.

Name: The Car Wash Guys, Series LLC

Mailing Address: 219 Rock Ninn Point Cropwell, AL 35054

Mailing Address: P.O. Box 14 Jasper AL 35502

Property Address: 4505 and 4515 Valleydale Rd. B'ham, AL 35242  
(if available)

Date of Sale: October 24, 2022

Total Purchase Price \$ 1,919,901.47

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)

\_\_\_\_\_ Bill of Sale

\_\_\_\_\_ Sales Contract

Closing Statement

\_\_\_\_\_ Appraisal

\_\_\_\_\_ Tax Assessor's Current

\_\_\_\_\_ Market Value

\_\_\_\_\_ Other \_\_\_\_\_

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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: October 24, 2022

Print: Ed Sanders

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: [Signature]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
10/25/2022 08:12:10 AM  
\$32.00 JOANN  
20221025000399710

Alvin S. Boyd