

STATE OF ALABAMA)
)
SHELBY COUNTY)

BEK Holdings, LLC
c/o Marcus T. Kittrell
Post Office Box 8
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **KITTRELL PROPERTIES, L.L.C., an Alabama limited liability company** (hereinafter referred to as "Grantor"), in hand paid by **BEK HOLDINGS, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (the "Property"), to-wit:

Begin at the Northeast corner of Lot 2, of Summerchase Commercial Village Phase I, as recorded in Map Book 23, Page 138, in the Office of the Judge of Probate in Shelby County, Alabama; thence South 55 degrees 3 minutes 25 seconds West along the North line of said Lot 2, a distance of 220.76 feet; thence North 34 degrees 56 minutes 35 seconds West, a distance of 40.44 feet; thence South 55 degrees 3 minutes 25 seconds West a distance of 92.35 feet; thence North 34 degrees 56 minutes 35 seconds West a distance of 139.89 feet; thence North 70 degrees 41 minutes 30 seconds East a distance of 327.39 feet to the Westerly right of way of U.S. Highway 31; thence South 33 degrees 35 minutes 56 seconds East along said right of way a distance of 92.12 feet to the point of beginning, situated in 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 following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, dedications, set-back lines, rights-of-way, regulations, utilities, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; all recorded or unrecorded leases affecting said Property, if any; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, and other matters, which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple forever.

Source of title – Statutory Warranty Deed recorded as Instrument Number 20141126000374050, recorded in the office of the Judge of Probate of Shelby County, Alabama, on November 26, 2014.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

<u>Grantor's Name and Mailing Address:</u>	<u>Grantee's Name and Mailing Address:</u>
Kittrell Properties, L.L.C.	BEK Holdings, LLC
Post Office Box 8	Post Office Box 8
Pelham, Alabama 35124	Pelham, Alabama 35124

Property Address:	4400 Highway 31 South Calera, Alabama 35040 Tax Parcel # 22-8-33-0-001-002.005
Date of Conveyance:	<u>December 1</u> , 2022
Total Purchase Price:	\$568,470.00
The Purchase Price can be verified in:	☐ Closing Statement ☐ Sales Contract ☐ Appraisal ☐ Bill of Sale ☒ Property Tax Bill or Assessment ☐ _____

IN WITNESS WHEREOF, the said Grantor, by and through its duly authorized Manager, has hereto set Grantor's hand and seal effective as of the 1st day of December, 2022.

GRANTOR:

KITTRELL PROPERTIES, L.L.C.

By: Marcus T. Kittrell
 Marcus T. Kittrell
 Its Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Marcus T. Kittrell, whose name as Manager of Kittrell Properties, L.L.C., an Alabama limited liability company, 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, as such Manager, and with full authority, executed the same voluntarily on behalf of such limited liability company, on the day the same bears date.

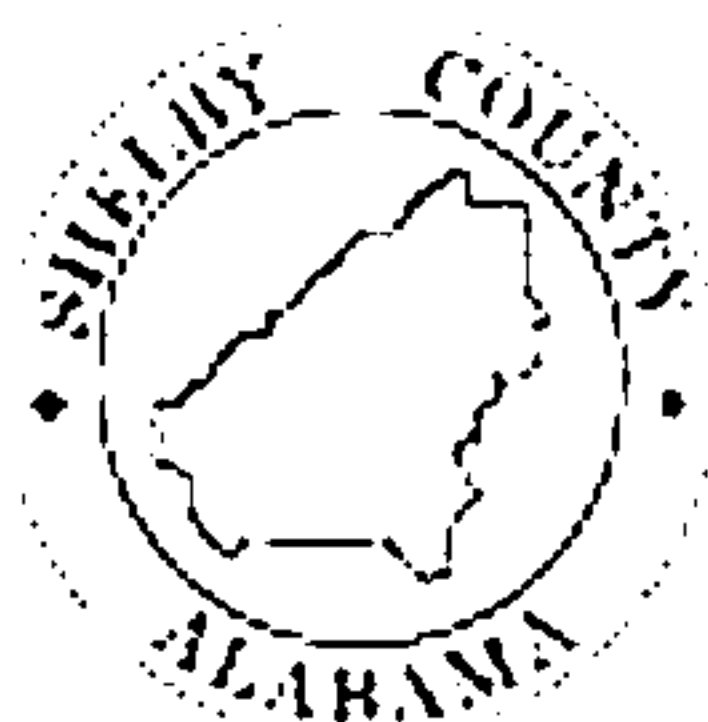
Given under my hand and official seal, this the 16th day of December, 2022.

(NOTARIAL SEAL)


Notary Public
My Commission Expires: _____ MY COMMISSION EXPIRES AUGUST 12, 2026

This document prepared by:

Donald E. Johnson, Esq.
Dentons Sirote, PC
2311 Highland Avenue South, Suite 500
Birmingham, Alabama 35205



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2022 09:34:45 AM
\$596.50 BRITTANI
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Allie S. Bayal