

20230106000004940
01/06/2023 08:08:31 AM
DEEDS 1/4

Upon recording return this instrument to:

Cypress Real Estate Company V, LLC
c/o American Promotional Events, Inc.
4511 Helton Drive
Florence, Alabama 35630

RECORDING USE ONLY:

Mail tax notice to:

Cypress Real Estate Company V, LLC
c/o American Promotional Events, Inc.
4511 Helton Drive
Florence, Alabama 35630

This instrument was prepared by:

Michael M. Partain, Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Names and Mailing
Addresses:**

Crusher Works, LLC
83 Mt. Laurel Avenue
Birmingham, Alabama 35242

**Grantee's Name and Mailing
Address:**

Cypress Real Estate Company V,
LLC
c/o American Promotional Events,
Inc.
4511 Helton Drive
Florence, Alabama 35630

Property Address:

146 Highway 87
Calera, Alabama 35040

Date of Sale:

January 5, 2023

Purchase Price:

\$600,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **Crusher Works, LLC**, a Georgia limited liability company (the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto **Cypress Real Estate Company V, LLC**, an Alabama limited liability company (the "Grantee"), the real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD unto to the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 5th day of January, 2023.

Grantor:

Crusher Works, LLC

By: Melissa McCoy
Name: Melissa McCoy
Its: Owner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELISSA MCCOY, whose name as OWNER of **Crusher Works, LLC**, a Georgia 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/she, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 4 day of January, 2023.

[NOTARY SEAL]

William C. Waech
Notary Public
My commission expires: 10/26/24

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EXHIBIT A

Lots 2 and 3, according to the Survey of Airpark Plaza, as recorded in Map Book 19, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2023, a lien, but not yet payable, until October 1, 2023, and subsequent years.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
3. Easements, restrictions and conditions as set forth in Map Book 19, Page 36, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company as shown on Map Book 19, Page 36, in said Probate Office.
5. 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 as recorded in Deed Book 352, Page 805 and Deed Book 352, Page 818, in said Probate Office.
6. Restrictions as set forth in Instrument #1998-17437 in said Probate Office.
7. Right of way granted to the City of Calera as recorded in Instrument #1997-13084 in said Probate Office.
8. Access to and from the project known as I-65 is denied.
9. Easement to Alabama Power Company recorded in Instrument #200303000126220 in said Probate Office.
10. Matters appearing on the survey of William G. Callahan, Jr., dated December 29, 2022, affecting the Property as follows:
 - (a) 10 foot and 15 foot easement along the Southwest side.
 - (b) Transmission lines and towers across the Southeast side.
 - (c) Building set back lines.
 - (d) Concrete pad, gate, and meter pole in the Southwesterly side of Lot 2.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2023 08:08:31 AM
\$631.00 JOANN
20230106000004940

Allen S. Bayl