

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Aloha Car Wash Company Inc.
PO Box 6182
Edmonds, WA 98026

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$149,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Aloha Car Wash Company Inc.**, a(n) Washington Corporation (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run East along the South line of Section 24, a distance of 974.97 feet to the intersection of said section line with the easterly right of way of U.S. Highway #31; thence turn left 106 degrees 54 minutes 35 seconds and run northwest along said right of way 863.29 feet to the point of beginning; thence turn left 00 degrees 24 minutes 33 seconds and continue along said right of way 10.62 feet; thence turn right 00 degrees 24 minutes 33 seconds and continue along said right of way 49.00 feet to the point of curve having a central angle of 02 degrees 38 minutes 24 seconds and a radius of 1110.67 feet; thence continue along said right of way and run along the arc of said curve 51.18 feet; thence turn right 104 degrees 36 minutes 36 seconds from tangent and leaving said right of way, run East 103.58 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 106.12 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 71.78 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

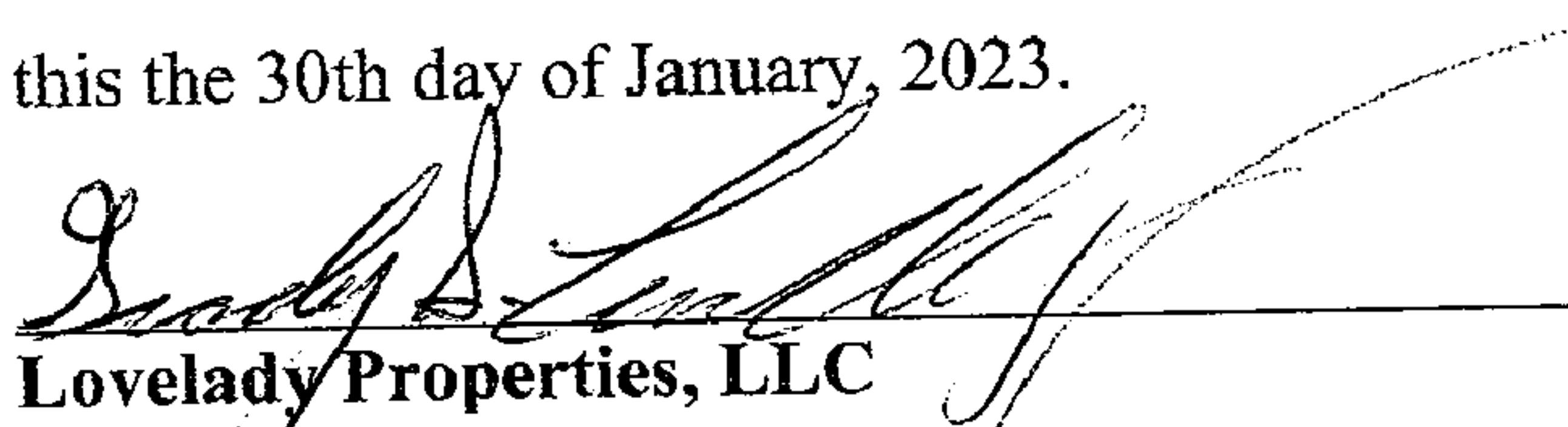
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully

seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 30th day of January, 2023.

X 
Lovelady Properties, LLC
By: Grady S. Lovelady
Its: Managing Member

STATE OF ALABAMA
Shelby COUNTY

} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Grady S. Lovelady whose name as Managing Member of **Lovelady Properties, LLC**, a(n) 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/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2023.



Notary Public

My Commission Expires:

1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lovelady Properties, LLC
 Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Grantee's Name Aloha Car Wash Company Inc.
 Mailing Address PO Box 6182
Edmonds, WA 98026

Property Address 3355 Pelham Hwy A.K.A. Hwy 31 South
Pelham, AL 35124

Date of Sale January 30, 2023
 Total Purchase Price \$149,900.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 January 30, 2023

Print: Justin Smitherman

☐ Unattested

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



(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

01/30/2023 03:14:19 PM

\$58.00 JOANN

20230130000024740

Form RT-1

Allen S. Bayl