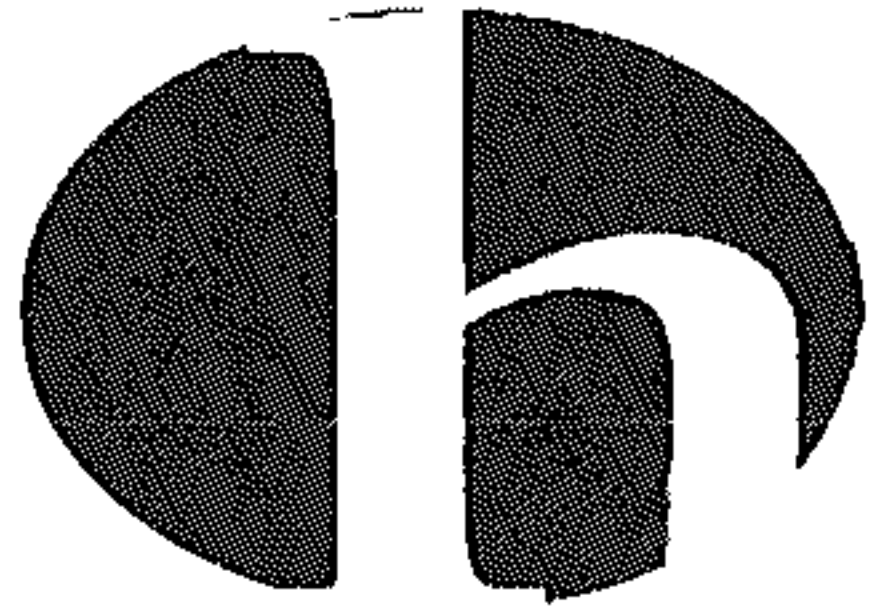


This Instrument Prepared By:

\$1,292,308.00 (Purchase Price)



HARPOLE LAW, LLC

1939083

Ann Harpole, Esq.  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE MILLION TWO HUNDRED NINETY TWO THOUSAND THREE HUNDRED EIGHT DOLLARS AND NO/100 (\$1,292,308.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **7 S&M LAND, LLC, an Alabama limited liability company**, (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **JAMES L. ADAMS**, (hereinafter referred to as **GRANTEE**), in fee simple, the following real property located in Shelby County, Alabama:

**OUTPARCEL 2, ACCORDING TO THE PLAT OF CHELSEA CROSSING SUBDIVISION RECORDED IN MAP BOOK 37, PAGE 49 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

(See attached Exhibit "A")

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, his heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE IS MADE  
SUBJECT TO:

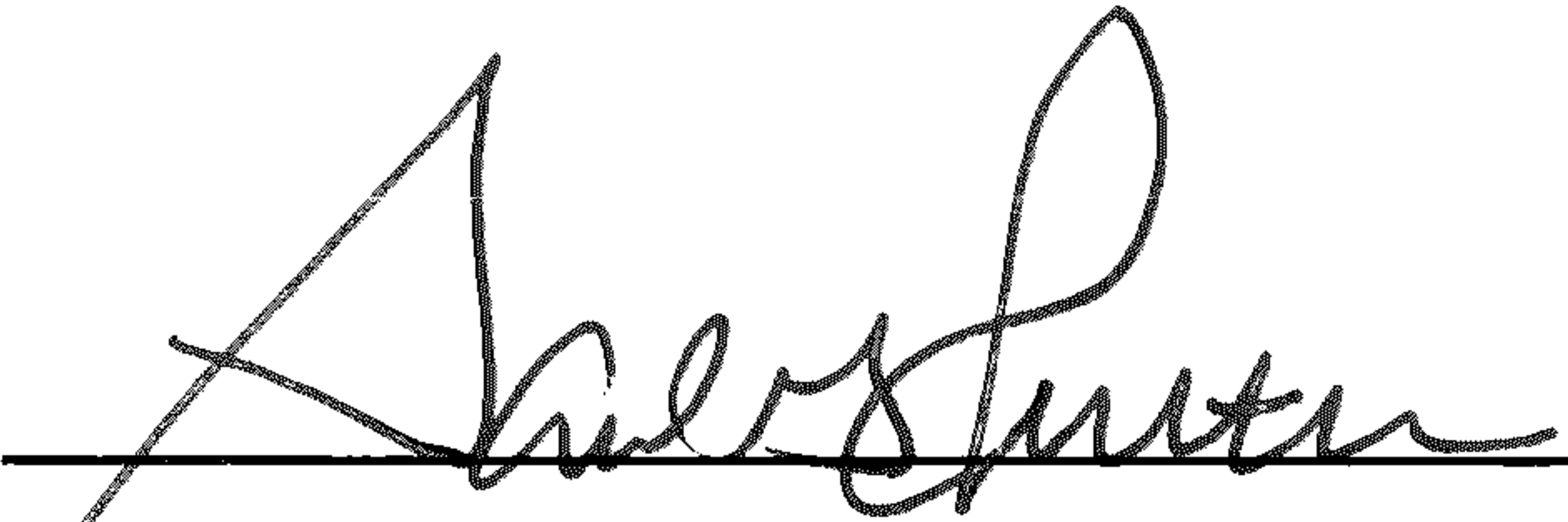
1. Taxes for the year 2023, which became a lien as of October 1, 2022, but are not due and payable until October 1, 2023.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.

3. 20 foot water easement dedicated on Plat of Chelsea Crossing Subdivision recorded in Map Book 37, Page 49.
4. Reservation of mineral and mining rights contained in instrument recorded in Deed Book 191, Page 556.
5. Declaration of Easements by MJM Chelsea, LLC and Double J & O, LLC recorded in Instrument #20060421000186980.
6. Easement granted Alabama Power Company by instrument recorded in Deed Book 306, Page 403.
7. Easement granted Alabama Power Company by instrument recorded in Instrument #20060829000425080.
8. Sanitary Sewer Easement Agreement recorded in Instrument #20070329000141970.
9. Easement granted Alabama Power Company by instrument recorded in Instrument #20121016000396640.
10. Declaration of Temporary Slope and Grading Easement recorded in Instrument #20121107000427770.
11. Access Easement Agreement recorded in Instrument #20070608000270400.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property herein conveyed, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the Grantor's intention to convey any mineral and/or mining interest that Grantor may own.
13. Rights of tenants, as tenants only, under any and all leases, whether recorded or unrecorded.
14. All matters as set forth on that certain preliminary survey performed by Gonzalez-Strength & Associates, Inc., a copy of which is hereby acknowledged to have been provided by Grantor to the Grantee herein.

And GRANTOR does for itself and for its successors and assigns, warrant and covenant with the said GRANTEE, as well as with his heirs, successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is in quiet and peaceable possession thereof; that the real property is free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO HIS HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has executed this instrument under seal on this 17<sup>th</sup> day of February, 2023.

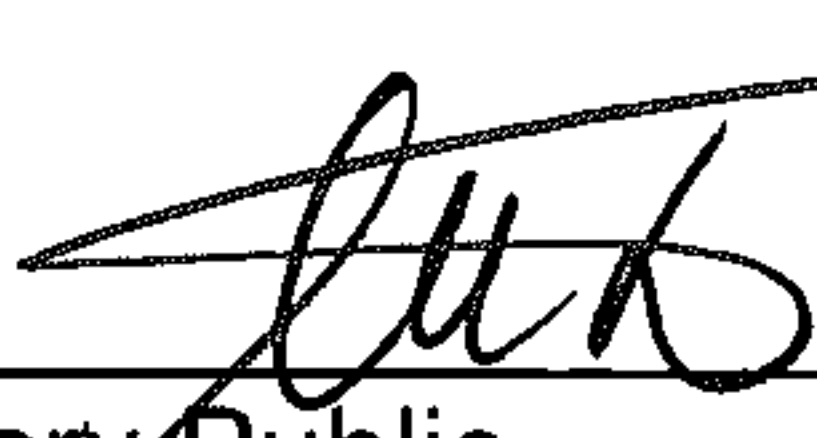
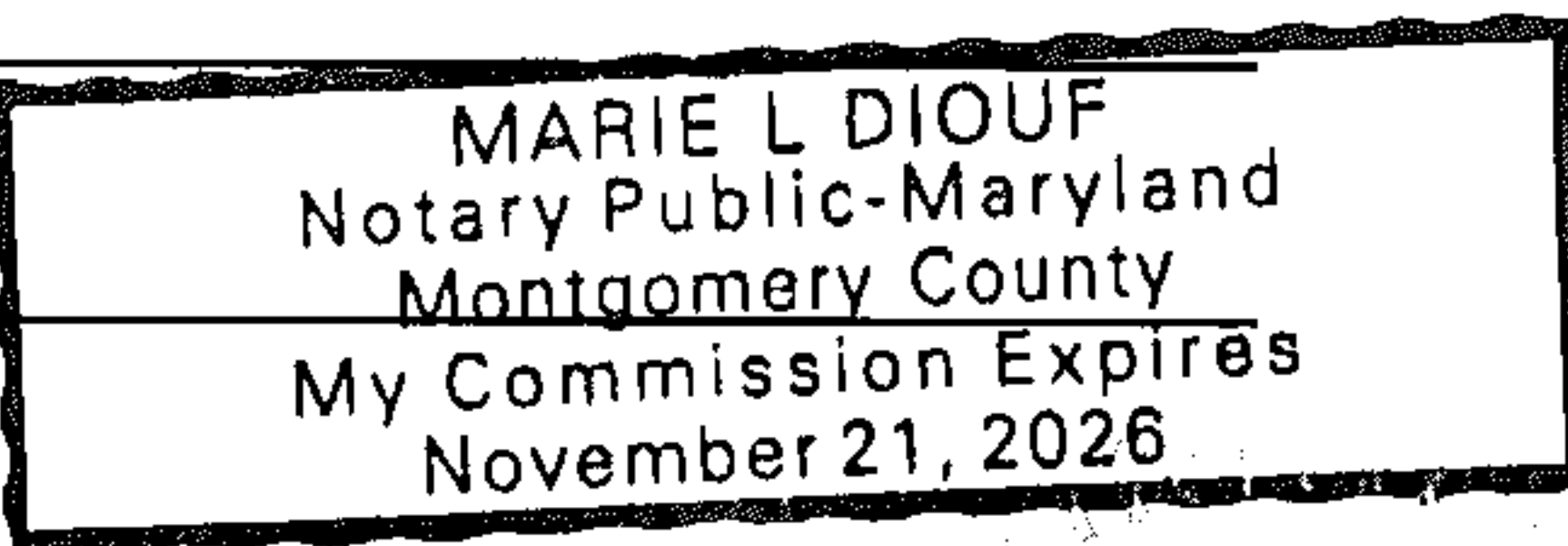
7 S&M LAND, LLC, an Alabama limited liability company

BY:   
SAMUEL G. RUBENSTEIN, its Manager

STATE OF Maryland      §  
   §      ss.  
Montgomery COUNTY      §

I, the undersigned Notary Public, in and for said State, hereby certify that **SAMUEL G. RUBENSTEIN**, whose name is signed to the foregoing conveyance as **Manager** of **7 S&M LAND, LLC, an Alabama limited liability company**, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance and in his capacity as **Manager** of **7 S&M LAND, LLC**, and on behalf of **7 S&M LAND, LLC**, as its act and deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 17 day of February, 2023.

  
Notary Public  
My Commission Expires: 

**PROPERTY ADDRESS:**  
16056 U.S. Highway 280  
Chelsea, AL 35043

**GRANTEE'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_

**GRANTOR'S ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_

**NOTE:** The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.



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

Grantor's Name 7 S&M Land, LLC  
 Mailing Address 3900 Montclair Rd Ste 310  
Birmingham, AL 35213

Grantee's Name James L. Adams  
 Mailing Address 1009 Leroy St  
San Diego, CA 92106

Property Address 16056 U.S. Highway 280  
Chelsea, AL 35043

Date of Sale 21st day of February, 2023  
 Total Purchase Price \$1,292,308.00

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 require

**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 2/21/2023

Print Kimberly M. Johnson

☐ Unattested

☐ (verified by)

Sign [Signature]

(Grantor/Grantee/owner/agent) circle one

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1939083

Outparcel 2, according to the plat of Chelsea Crossing Subdivision recorded in Map Book 37, Page 49 of the records in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed by Deeds recorded in Instrument #20070608000270390, Instrument #20110105000001620 and Instrument #20120813000298370.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/22/2023 12:08:39 PM**  
**\$1326.50 PAYGE**  
**20230222000047660**

*Allen S. Bayl*