

Send Tax Notice to:
Suds Landlord (Multi) LLC
c/o Tidal Wave Auto Spa
Attn: Tax Department
115 East Main Street
P.O. Box 311
Thomaston, Georgia 30286

Instrument prepared by and
after recording, return to:

Frost Brown Todd LLP
Attn: Timothy Wieher
10 West Broad Street, Suite 2300
Columbus, Ohio 43215

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS that **TWAS PROPERTIES LLC**, a Delaware limited liability company (“**Grantor**”) for the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **SUDS LANDLORD (MULTI) LLC**, a Delaware limited liability company, and its successors and assigns (“**Grantee**”) all of Grantor’s right, title, and interest in the following described property and all improvements thereon situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as set forth on Exhibit A attached hereto (**the “Property”**).

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the current year and subsequent years, which are not yet due or payable.
2. Any minerals and mining rights not owned by Grantor.
3. Matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD to the Grantee, and its successors and assigns forever in fee simple. Grantor, for itself and its successors and assigns, covenants with the Grantee, and its successors and assigns, that Grantor shall warrant and defend the same to the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

[Signature Page Follows]

EXHIBIT A TO
DEED
Legal Description

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel land located in the Northeast one quarter of Section 21, Township 20 South, Range 3 West Shelby County, Alabama and being a portion of Lots 8 and 9 Mullins Addition to Helena as recorded in Map Book 3 Page 56 in the Office of Judge of Probate Shelby County, Alabama. Said parcel being more particularly described as follows:

Begin at the Northeast corner of the above mentioned Lot 9; thence run South 51 Degrees 53 Minutes 08 Seconds East along the Northeast line of said lot 9 for a distance of 609.72 feet to a found capped rebar stamped On-Point, said point lying in the Northwest right of way of Helena Road; thence leaving said Lot line run South 38 Degrees 06 Minutes 27 Seconds West along said right of way for a distance of 199.82 feet to a found capped rebar stamped On-Point, said point lying on the Southwest line of said Lot 8; thence leaving said right of way run North 51 Degrees 52 Minutes 26 Seconds West for a distance of 592.53 feet to a found 2 1/1 inch opentop, said point marking the Southwest corner of said Lot 8; thence run North 00 Degrees 36 Minutes 00 Seconds East along the West line of said Lots 8 and 9 for a distance of 171.77 feet to a found 1/2 inch opentop marking the Northwest corner of said Lot 9; thence run South 87 Degrees 52 Minutes 20 Seconds East along the North line of said Lot 9 for a distance of 108.00 feet to the POINT OF BEGINNING. Said parcel contains 129,355 square feet or 2.97 acres more or less.

EXHIBIT B TO
DEED

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Right of way granted to City of Helena by instrument recorded in Instrument No. 20200706000278270 in the Probate Office of Shelby County, Alabama.

0149091.0762581 4893-3417-5825v2

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name TWAS PROPERTIES LLC
Mailing Address 124 E. THOMPSON ST.
THOMASTON, GA 30286

Grantee's Name SUDS LANDLORD (MULTI) LLC
Mailing Address 10 W.P. CAREY ONE MANHATTAN
395 9th AVENUE, 58th FL WEST
NEW YORK, NY 10001

Property Address 2705 HELENARD.
HELENA, AL 35080

Date of Sale _____
Total Purchase Price \$ 4,500,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2023 11:32:01 AM
\$4537.00 BRITTANI
20230509000136790



Brittani S. Beyl

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
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

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 05-05-2023

Print Glean M. Jarrell

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

AL04