

This instrument was prepared by:  
BETHANY H. SNEED  
Harrison & Gammons, PC  
2430 L & N Drive, Huntsville, AL 35801  
(256) 533-7711

STATE OF ALABAMA            )  
  :  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **THE BROADWAY GROUP, LLC, an Alabama limited liability company (the herein "Grantor")**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **KME DEVELOPMENT, LLC, an Alabama limited liability company (the herein "Grantee")**, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the said **KME DEVELOPMENT, LLC, an Alabama limited liability company**, the following described real estate lying and being in the County of **SHELBY**, State of Alabama, to-wit:

**PARCEL ONE:**

**COMMENCE AT THE NORTHWEST CORNER OF THE INTERSECTION OF SEVENTH AVENUE AND U.S. HIGHWAY 31 THENCE NORTH 02°25'11" EAST, A DISTANCE OF 58.17 FEET TO THE POINT OF BEGINNING MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING THENCE NORTH 83°10'22" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°41'50" EAST, A DISTANCE OF 149.74 FEET; THENCE SOUTH 02°18'38" WEST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 298.8 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS.**

**PARCEL TWO:**

**COMMENCE AT THE NORTHWEST CORNER OF THE INTERSECTION OF SEVENTH AVENUE AND U.S. HIGHWAY 31 THENCE NORTH 83°10'22" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING THENCE NORTH 83°10'22" WEST, A DISTANCE OF 60.11 FEET; THENCE NORTH 04°02'46" EAST, A DISTANCE OF 56.51 FEET; THENCE SOUTH 84°41'50" EAST, A DISTANCE OF 58.41 FEET; THENCE SOUTH 02°25'11" WEST, A DISTANCE OF 58.17 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 3,393.2 SQUARE FEET, 0.08 ACRES, MORE OR LESS.**

*Source of Title: Instrument No. 20230302000058040*

This instrument was prepared based upon the information provided by the Grantor and Grantee. No title examination was performed, or opinion rendered as to the status of the title to the above-described property.

TO HAVE AND TO HOLD THE above-described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, and unto its successors and assigns forever.

The purchase price or actual value claimed 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: Clear Title

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 216 Westside Square, Huntsville, Alabama 35801  
 Grantee's Address: 216 Westside Square, Huntsville, Alabama 35801  
 Property Address: 1241 6th Avenue, Calera, Alabama 35040  
 Purchase Price: \$1,000.00

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, the undersigned has executed these presents on this the 15<sup>th</sup> day of June, 2023.

THE BROADWAY GROUP, LLC, an Alabama limited liability company

BY: BROADWAY MANAGEMENT, LLC, an Alabama limited liability company

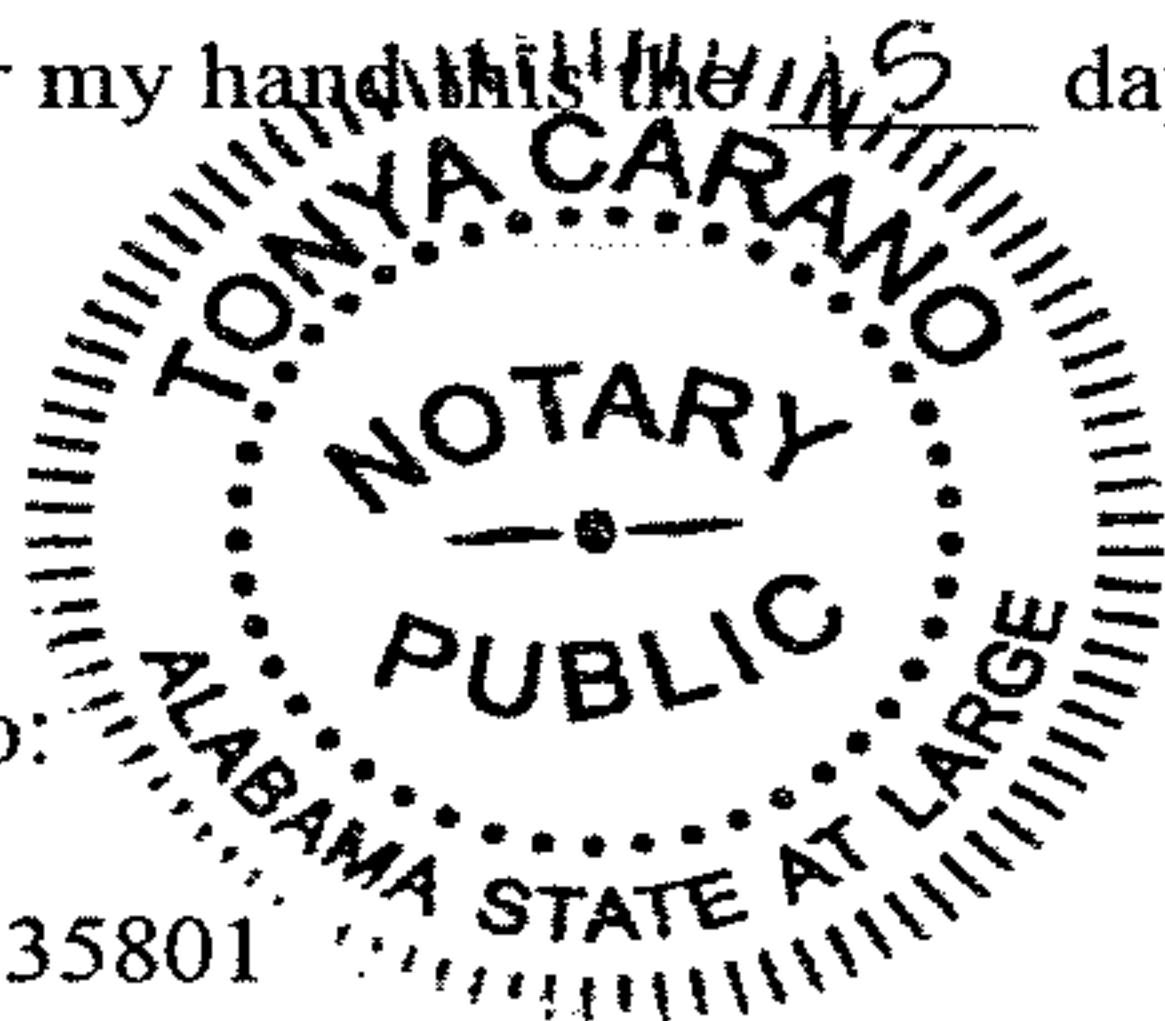
By: [Signature] (SEAL)  
Lisa M. Hawkins, Authorized Agent

STATE OF ALABAMA )  
COUNTY OF MADISON )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **LISA M. HAWKINS**, whose name as Authorized Agent of **BROADWAY MANAGEMENT, LLC, an Alabama limited liability company in its capacity as Manager of THE BROADWAY GROUP, LLC, 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 the conveyance, she, as such Authorized Agent, and with full authority, executed the same voluntarily for and as the authorized acts of said entities on the day the same bears date.

Given under my hand and seal this 15<sup>th</sup> day of June, 2023.

Sent Tax Notices to:  
216 Westside Square  
Huntsville, Alabama 35801



[Signature]  
Notary Public Tonya Carano  
My Commission Expires: 9/16/2026



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 06/15/2023 11:38:00 AM  
 \$26.00 JOANN  
 20230615000179770

[Signature]