

THIS INSTRUMENT PREPARED BY:

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(256) 936-5650

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, **DAR HOLDINGS LLC**, an Alabama limited liability company (“**Grantor**”), in hand paid by **LIOCE LYNCHBURG, LLC**, an Alabama limited liability company (“**Grantee**”) the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee all that certain lot or parcel of land situated in the County of Shelby, State of Alabama, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances pertain thereto, to-wit:

See **Exhibit A** attached hereto

SUBJECT TO:

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Right-of-way granted to Alabama Power Company recorded in Deed Volume 101, Page 530; Deed Volume 145, Page 378 and Real 292, Page 618.
3. Covenants, conditions, restrictions, easements, ARC requirements and liens for assessments set forth in Declaration of protective covenants for Cahaba Valley Park North as set out in Real 268, Page 140.

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

A Purchase Money Mortgage in the amount of \$1,128,000.00 is recorded simultaneously herewith.

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:	4012 Old Leeds Circle, Birmingham, AL 35213
Grantee's Address:	2950 Drake Avenue, Huntsville, AL 35805
Property Address:	100 Cahaba Valley Parkway, Pelham, AL 35124
Purchase Price:	\$1,410,000.00

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances,

unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor, but no further.

[Signature page to follow.]

IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, all this 10th day of July, 2023, even if actually executed on a different date as a matter of convenience only.

GRANTOR:

DAR HOLDINGS LLC

By: Natalie M. Rula
Name: Natalie M. Rula
Its: Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that **Natalie M. Rula**, whose name as Manager of **DAR HOLDINGS LLC**, an 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 such instrument, she, in her capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 10th day of July, 2023

Megan K. Overton
Notary Public
My commission expires: 5/26/2024

[NOTARIAL SEAL]

My Commission Expires

May 26, 2024

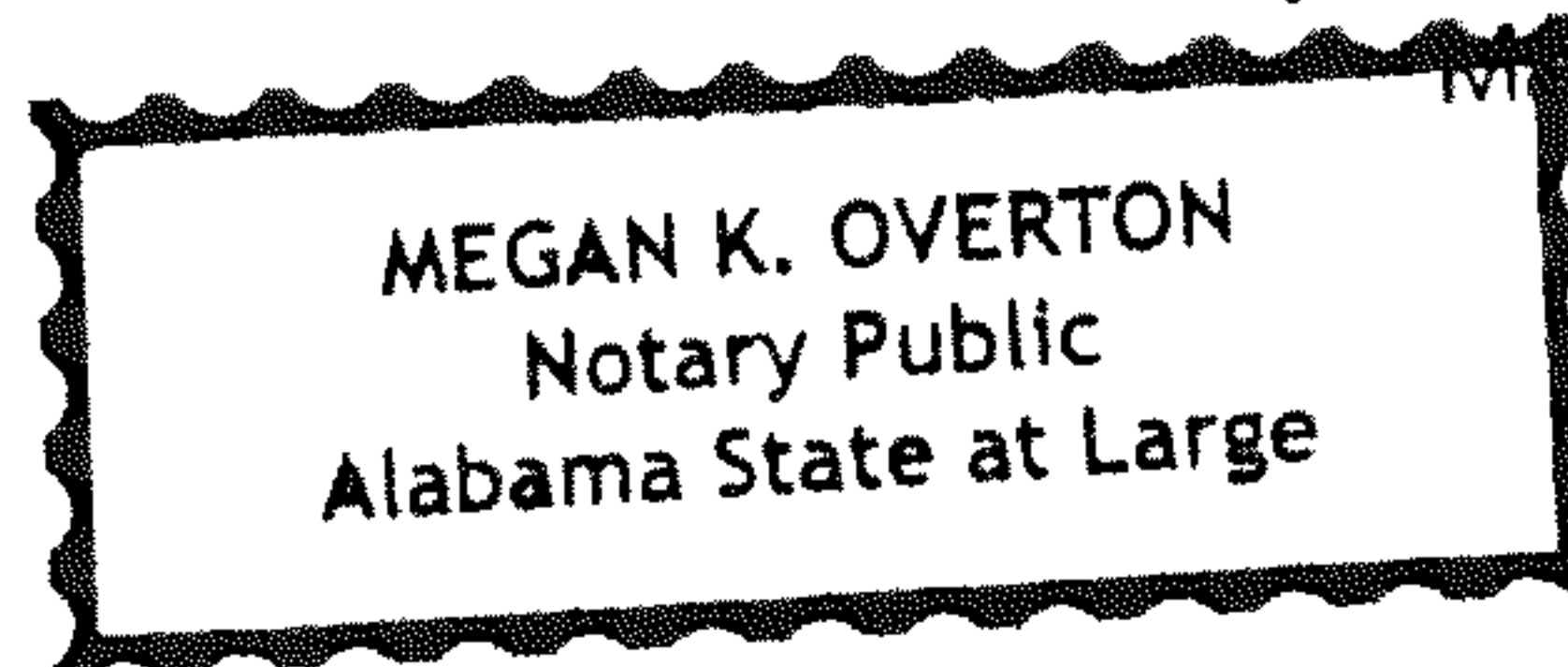


EXHIBIT A**Legal Description**

Lot 0-12, according to the Survey of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama.

Previously described as:

Part of Block 2, Cahaba Valley Park North, as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in part of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and is more particularly described as follows:

Commence at the Northwest corner of said Section; thence run East along the North line of said section for 3,346.14 feet to a ½" rebar corner at the Northwest corner of that tract of land described in Deed Book 002, Page 174, in the Probate Office of Shelby County, Alabama; thence 87°20'38" right and run South along the West line of said parcel for 1,335.15 feet to a 2" open top iron; thence 24°21'52" left and run Southeast along said line of West parcel for 979.87 feet to a 2" capped iron which is the Northwest corner of that parcel described in Deed Book 356, Page 178, in the Probate Office of Shelby County, Alabama; thence 0°32'23" right and run Southeasterly along the West line of said parcel for 471.29 feet to an angle point on said West line; thence 19°35'53" left and run Southeasterly along said Westerly line for 283.88 feet; thence 104°15'01" right and run Southwesterly for 937.73 feet to a point on an agreed property line between Morgan and Waite as shown on the survey of J.M. Keel, Alabama Reg. LS No. 610, dated February 12, 1953, and as set forth in Deed Book 171, Page 323, in the Probate Office of Shelby County, Alabama; thence 92°02'43" right and run Northwesterly along said agreed line for 903.28 feet to an angle point in said agreed line; thence 60°14'00" left and run West along said agreed line for 1,121.46 feet to an angle point in said agreed line; thence 86°33'00" right and run northerly along said agreed line for 780.31 feet to the point of beginning; thence continue Northerly along the same course for 310.00 feet; thence 90°00' right and run Easterly for 220.0 feet to a point on the Westerly right of way line of Cahaba Valley Parkway; thence 90°00' right and run Southerly for 260.00 feet to the beginning of a curve to the right, said curve subtending a central angle of 90°00' and having a radius of 50.0 feet; thence run Southwesterly along the arc of said curve and along said right of way line for 78.54 feet to a point on the right of way line of Cahaba Valley Parkway West; thence at tangent to said curve run Westerly along said right of way line for 170.0 feet to the point of beginning.

The property being conveyed hereby is the same property described in that certain Deed recorded as Instrument No. 20140902000273320.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2023 11:42:22 AM
\$313.00 PAYGE
20230711000206160

Allen S. Bayal