

**PREPARED BY:**

**HARTMAN SIMONS & WOOD LLP  
400 INTERSTATE N PKWY, STE 600  
ATLANTA, GA 30339  
ATTN: ABBYE M. DALTON, ESQ.**

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**WHEN RECORDED MAIL TO:**

**FIDELITY NATIONAL TITLE CO – NCS DIV  
ONE EAST WASHINGTON STREET, SUITE 450  
PHOENIX, AZ 85004  
ATTN: KELLI VOS  
(602) 343-7572**

**TITLE NO.: 2022-14463**

**ESCROW NO.: Z2244627-KJV**

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**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED  
DOCUMENT.**

**DOCUMENT TO BE RECORDED:**

**SPECIAL WARRANTY DEED**

**PREPARED BY:**

Hartman Simons & Wood LLP  
400 Interstate North Parkway  
Suite 600  
Atlanta, Georgia 30339  
Attn: Abbye M. Dalton, Esq.

**SEND TAX NOTICES TO:**

Mavis Southeast LLC  
358 Saw Mill River Road  
Millwood, New York 10546

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** is made this 25<sup>th</sup> day of July, 2023, by and between **CHELSEA-SELIG, LLC**, an Alabama limited liability company, whose address is c/o Selig Enterprises, Inc., 1100 Spring Street, NW, Suite 550, Atlanta, Georgia 30309 (“**Grantor**”), and **MAVIS SOUTHEAST LLC**, a Delaware limited liability company, whose address is 358 Saw Mill Road, Millwood, New York 10546 (“**Grantee**”).

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, those certain lands situate, lying and being in the County of Shelby, State of Alabama, (the “**Property**”) and described as follows:

Lot 4 according to the Map of Chelsea Crossroads, as recorded in Map Book 41,  
Page 109 A & B, in the Probate Office of Shelby County, Alabama.

Together with all the tenements, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

This Special Warranty Deed is made and accepted subject to all matters of record set forth on Exhibit A attached hereto (collectively, the “**Permitted Exceptions**”).

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunder in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part by, through or under the Grantor, but not otherwise.

*[Signature Appears on the Following Page]*

[Remainder of Page Intentionally Left Blank]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed,  
the day and year first written above.

**GRANTOR:**

**CHELSEA-SELIG, LLC**, an Alabama  
limited liability company

By: Selig Enterprises, Inc., a Georgia  
corporation, its Manager

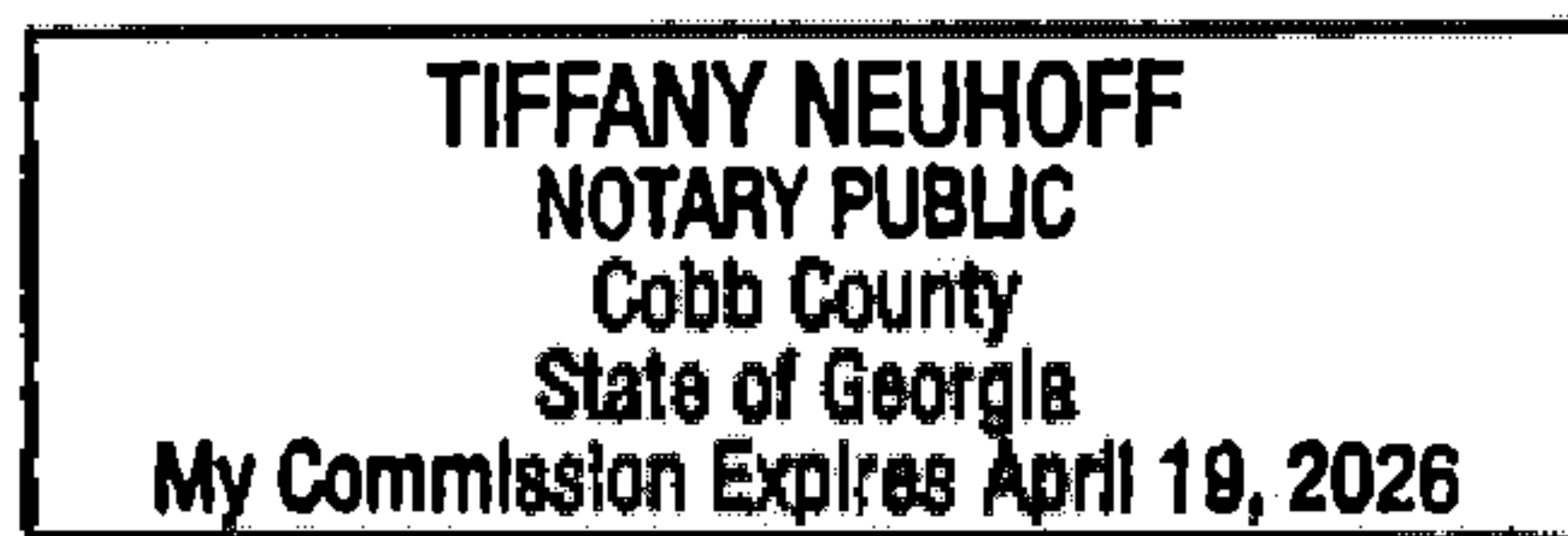
By:   
Kenneth J. Clayman, Senior Vice  
President, General Counsel and  
Secretary

STATE OF GEORGIA

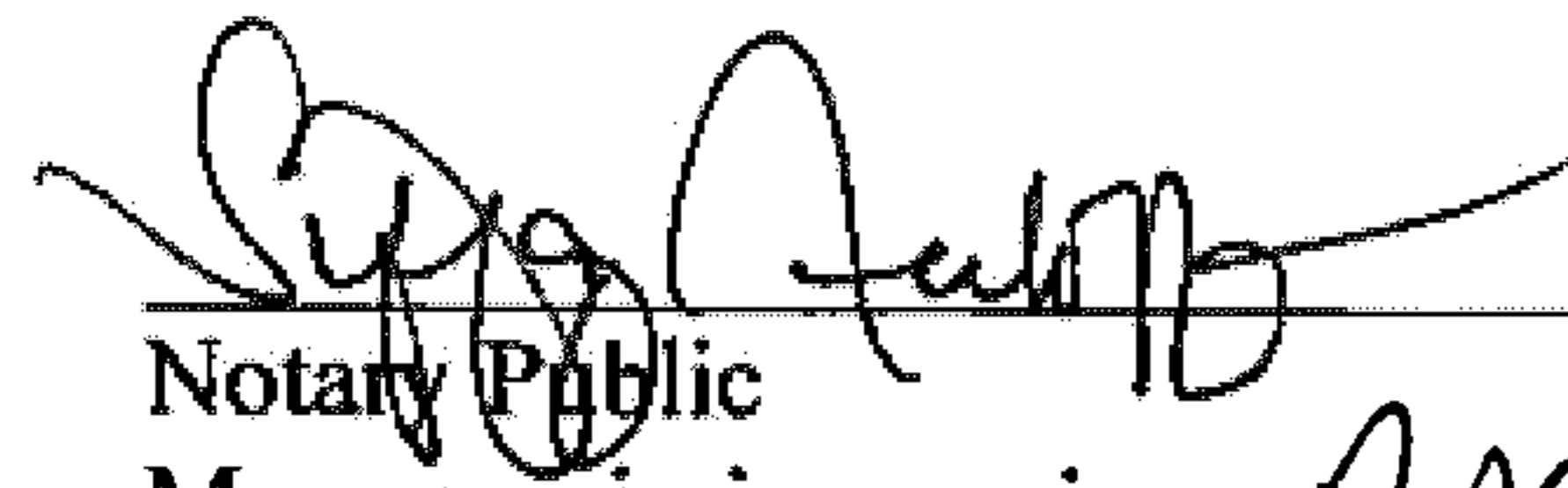
COUNTY OF FULTON

I, Tiffany Newhoff, Notary Public for the aforesaid State and County, do  
hereby certify that Kenneth J. Clayman, as Senior Vice President, General Counsel and Secretary  
of Selig Enterprises, Inc., a Georgia corporation, Manager of Chelsea-Selig, LLC, an Alabama  
limited liability company, whose name 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 said  
conveyance, he, as such authorized agent, and with full authority, executed the same voluntarily  
as an act of said company, acting in his/her capacity as aforesaid, on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of July, 2023.



(Notary Seal)

  
Notary Public  
My commission expires: April 19, 2026

**EXHIBIT A TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

1. Any state of facts which an accurate survey of the Property may disclose.
2. Applicable zoning ordinances and building restrictions.
3. Easements, restrictions and covenants of record.

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

Grantor's Name CHELSEA-SELIG, LLC  
 Mailing Address c/o Selig Enterprises, Inc.  
1100 Spring St, NW, Ste 550  
Atlanta, GA 30309

Grantee's Name MAVIS SOUTHEAST LLC  
 Mailing Address 358 Saw Mill Rd  
Millwood, NY 10546

Property Address 501 Chelsea Crossroads  
Chelsea AL 35043

Date of Sale 7/25/2023  
 Total Purchase Price \$508,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/01/2023 12:24:40 PM  
 \$545.00 JOANN  
 20230801000230860

or  
 Actual Value \$  
 or  
 Assessor's Market Value \$

The purchase price or actual value claimed Alvin S. Bayl 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 7/25/2023

Print Andrea Dunahay, agent

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**