

This instrument was prepared by:
BETHANY H. SNEED
Harrison & Gammons, PC
2430 L & N Drive, Huntsville, AL 35801
(256) 533-7711 SC3797 (Calera)

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

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 **STANALAND, LLC, a Florida limited liability company (the herein "Grantee")**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real estate lying and being in the County of **SHELBY**, State of Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 31 AND SEVENTH AVENUE, CALERA, SHELBY COUNTY, ALABAMA, SAID PROPERTY LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST, THENCE ALONG THE WESTERLY MARGIN OF U.S. HIGHWAY 31 THENCE NORTH 02°25'11" EAST, A DISTANCE OF 62.17 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING THENCE LEAVING THE WESTERLY MARGIN OF SAID ROAD NORTH 84°41'50" WEST, A DISTANCE OF 208.15 FEET; THENCE NORTH 04°02'46" EAST, A DISTANCE OF 298.74 FEET TO A POINT LOCATED ON THE SOUTHERLY MARGIN OF SIXTH AVENUE; THENCE ALONG THE SOUTHERLY MARGIN OF SAID ROAD THENCE SOUTH 83°10'22" EAST, A DISTANCE OF 200.00 FEET TO A POINT LOCATED ON THE WESTERLY MARGIN OF U.S. HIGHWAY 31; THENCE ALONG THE WESTERLY MARGIN OF SAID ROAD THENCE SOUTH 02°25'11" WEST, A DISTANCE OF 293.72 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 60,368.8 SQUARE FEET, OR 1.39 ACRES, MORE OR LESS.

Source of Title: Instrument No. 2022069353

TO HAVE AND TO HOLD THE Property, together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any

property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property. Said Property being subject, however, to the permitted exceptions attached here to as Exhibit A.

AND THE UNDERSIGNED Grantor, for itself, its successors and assigns does hereby and in consideration of the Property, warrant and will forever defend the title to the above described and hereby granted Property against all acts of all persons claiming by, through or under Grantor, but not further or otherwise.

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 _____

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: 661 Norton Street, Longboat Key, Florida 34228
 Property Address: 1241 6th Avenue, Calera, Alabama 35040
 Purchase Price: \$1,755,555.00

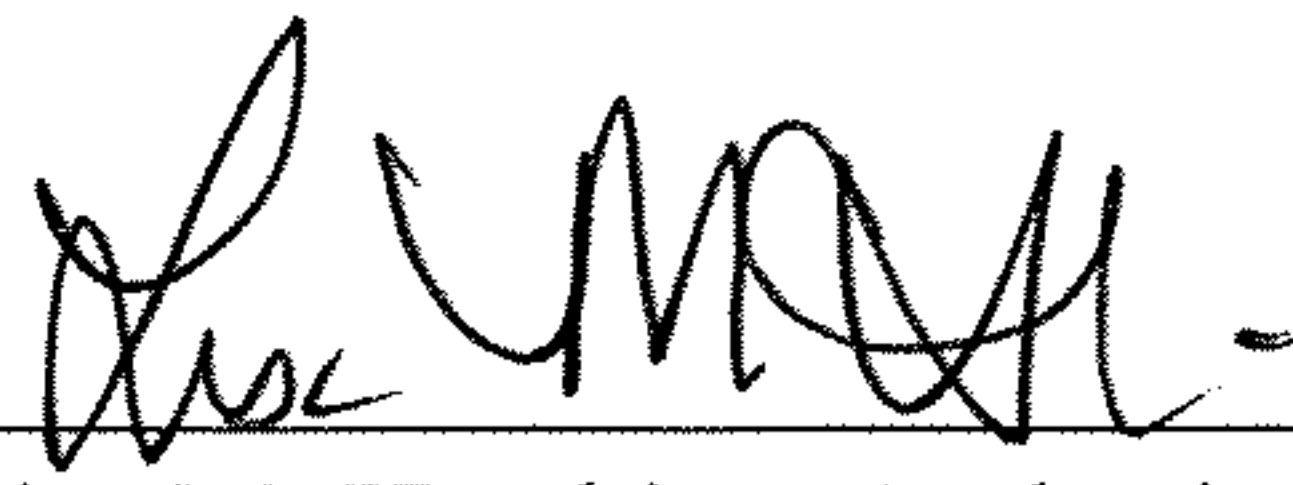
The undersigned Grantor does hereby attest that, to the best of Grantor's knowledge and belief, the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1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

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, has caused this instrument to be executed effective for and as the act of said limited liability company on this the 20th day of September, 2023.

THE BROADWAY GROUP, LLC, an Alabama
limited liability company

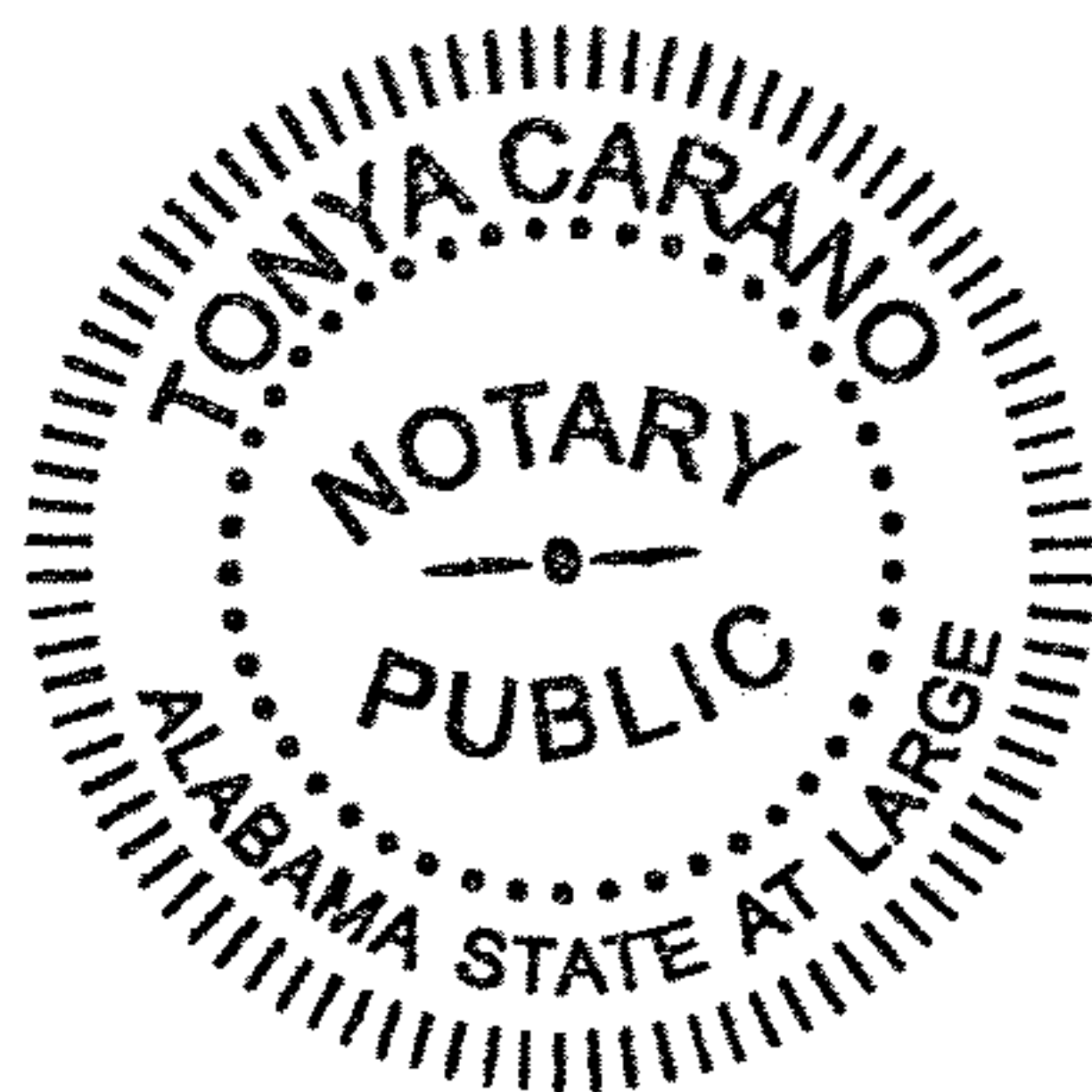
BY: BROADWAY MANAGEMENT, LLC, an
Alabama limited liability company,
Its Manager

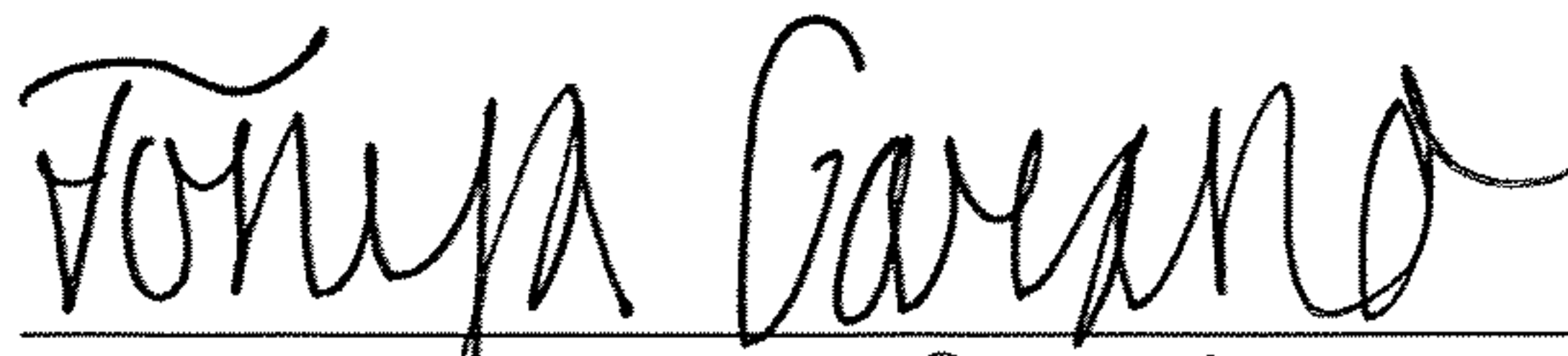
By:  (SEAL)
Lisa M. Hawkins, Authorized Agent

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 the 20th day of September, 2023.




Notary Public Tonya Carano
My Commission Expires: 9/6/2026

Send Tax Notice To:

Stanaland, LLC
661 Norton Street
Longboat Key, FL 34228

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. All taxes for the year 2023, and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Such state of facts as shown on subdivision plat of Dunton's Map of Calera on file in Tax Assessor's Office of Shelby County, Alabama.
4. Easement – Distribution Facilities to Alabama Power Company by The Broadway Group, LLC, an Alabama limited liability company, recorded August 25, 2023 as Instrument No. 20230825000256220, Probate Records of Shelby County, Alabama.
5. The rights of Dolgencorp, LLC as a tenant in possession under that certain unrecorded Lease dated **January 19, 2022** between The Broadway Group, LLC, an Alabama limited liability company, as Landlord, and Dolgencorp, LLC, as Tenant, as assigned to Stanaland, LLC, a Florida limited liability company, as Landlord, by unrecorded Assignment and Assumption of Lease dated September 20, 2023.
6. Matters shown by a current Survey.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2023 02:43:59 PM
\$1787.00 BRITTANI
20230920000282320

Allen S. Bayl