

THIS INSTRUMENT PREPARED BY:

M. Lee Johnsey, Jr.
Balch & Bingham LLP
P.O. Box 306
Birmingham, Alabama 35201-0306

Send Tax Notice To:

Baron Hospitality, LLC
2980 John Hawkins Parkway
Hoover, Alabama 35244
Attn.: Sanjay Patel

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this ~~31st~~ day of October, 2023, by **BALMORAL DEVELOPMENT, INC.**, an Alabama corporation, as to an undivided one-half (1/2) interest and **6531 PROPERTIES, INC.**, an Alabama corporation, as to an undivided one-half (1/2) interest (hereinafter referred to collectively as the "Grantor"), to **BARON HOSPITALITY, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property" or the "Land");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Balmoral Development, Inc.
2528 Ashford Place
Birmingham, Alabama 35243
Attn: Jim Jackson

6531 Properties, Inc.
2105 Devereux Circle, S. 211
Birmingham, Alabama 35243
Attn: Mark Osborn

Grantee's Name and Mailing Address:

Baron Hospitality, LLC
2980 John Hawkins Parkway
Hoover, Alabama 35244
Attn: Sanjay Patel

Property Address: Lot 3, according to the Final Plat of Balmoral Phase I Resurvey
No 1., as recorded in Map Book 36, Page 129, in the Office of the Judge
of Probate of Shelby County, Alabama.

Purchase Price: \$400,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signatures begin to appear on the following page.]

IN WITNESS WHEREOF, the undersigned has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

BALMORAL DEVELOPMENT, INC.,
an Alabama corporation

By: [Signature]
Name: James A. Jackson
Its: President

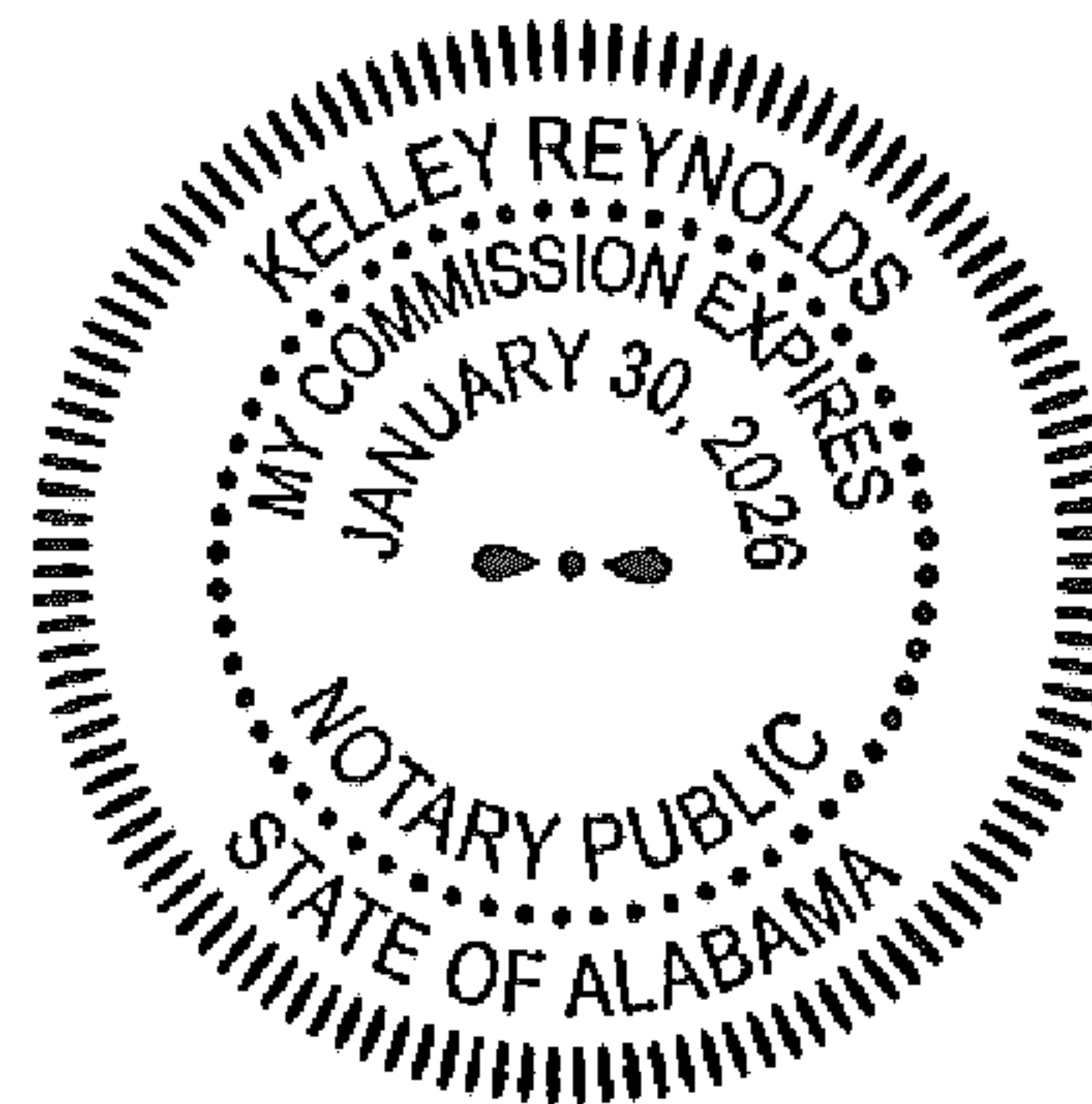
STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that James A. Jackson, whose name as President of **BALMORAL DEVELOPMENT, INC.**, an Alabama corporation 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 the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of October, 2023.

[SEAL]


[Signature]
Notary Public
My Commission Expires: _____



IN WITNESS WHEREOF, the undersigned has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

6531 PROPERTIES, INC.,
an Alabama corporation


By: 
Name: Marcus B. Osborn
Its: President

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Marcus B. Osborn whose name as President of 6531 PROPERTIES, INC., an Alabama corporation 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 the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31st day of October, 2023.


Notary Public
My commission expires: 2/19/2027

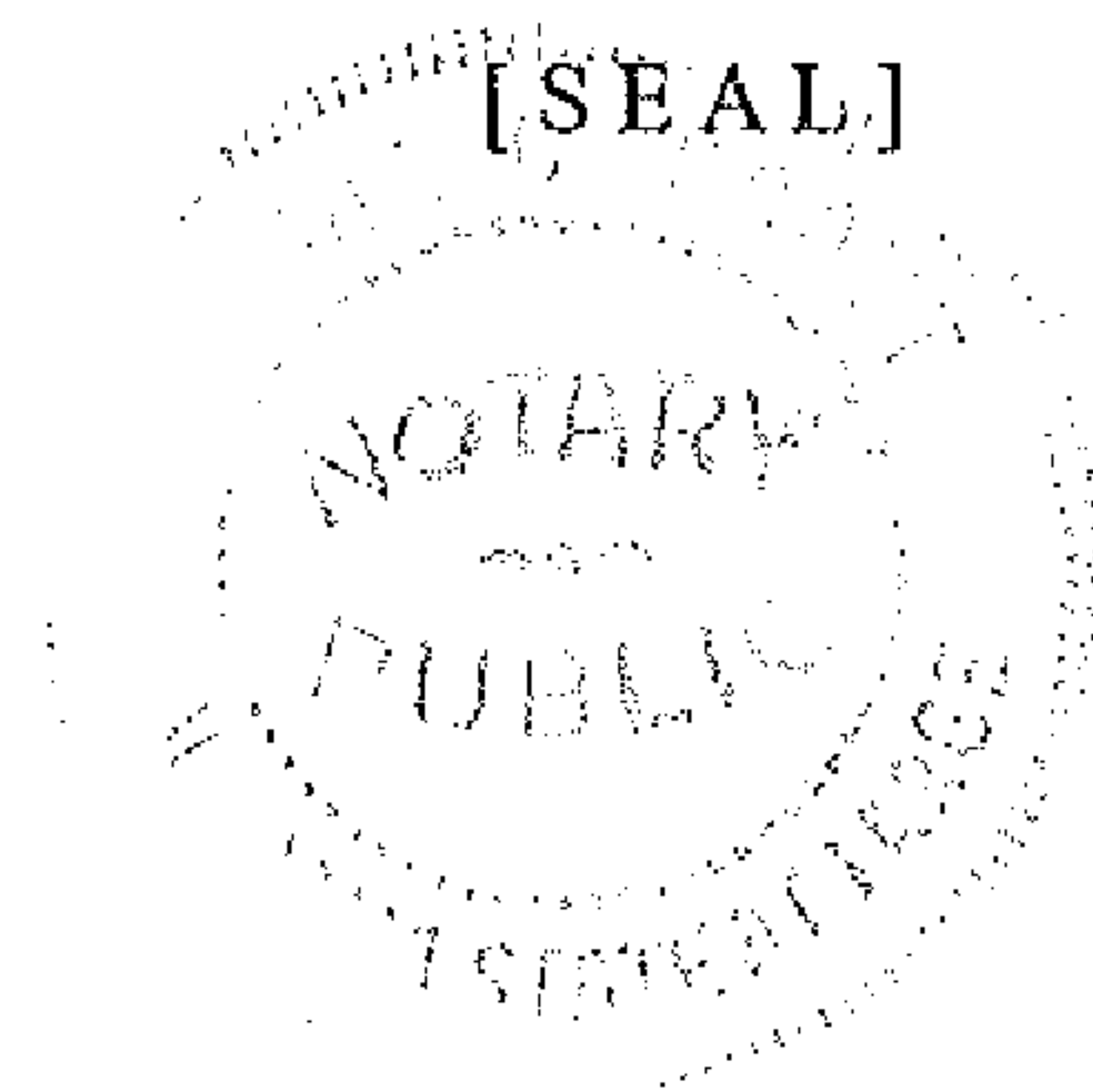


EXHIBIT A

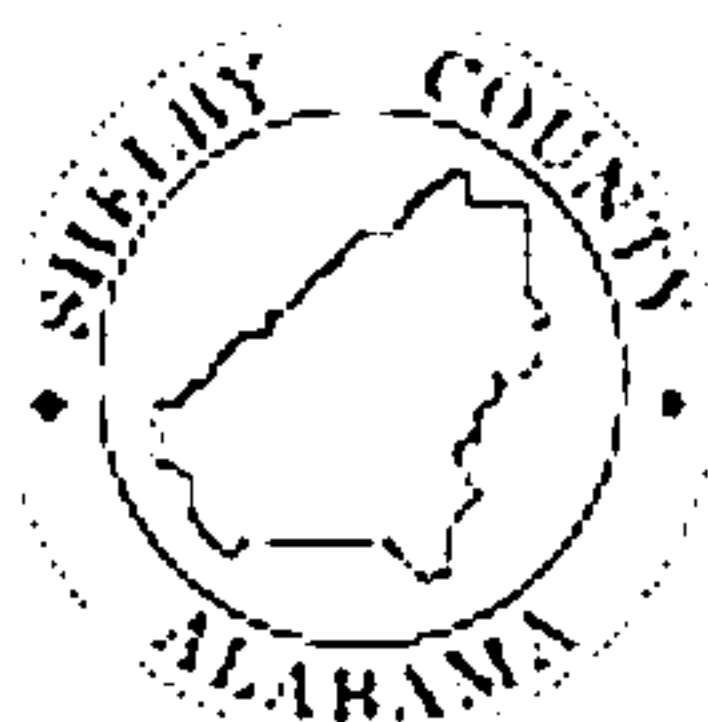
LEGAL DESCRIPTION OF THE PROPERTY

Lot 3, according to the Final Plat of Balmoral Phase I Resurvey No. 1, as recorded in Map Book 36, Page 129, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes for 2024 and subsequent years not yet due and payable.
2. Matters revealed by a complete and accurate survey of the Property.
3. Declaration of Covenants and Restrictions as recorded in Instrument # 20041027000594700.
4. Declaration of Slope, Detention Pond and Construction Easement as recorded in Instrument # 20040521000271360.
5. Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 617; Deed Book 207, Pages 676 and Deed Book 210, Pages 114, 121, and 123.
6. Right of Way to Shelby County as recorded in Deed Book 166, Page 308; Deed Book 166, Page 315; Deed Book 169, Page 335; Deed Book 274, Page 419 and Deed Book 184, Page 476.
7. Restricted to uses declared in that certain I-65, Exit 238 Redevelopment Plan adopted by The City of Alabaster as set out on deed recorded in Instrument No. 20040218000085170 and Instrument No. 20050308000106420.
8. Easement for water line recorded in Instrument No. 1993-14579.
9. Easements and building lines as shown on recorded map.
10. Access Road Construction, Reciprocal Easement and Beneficial Easement Agreement by and between Balmoral Development, Inc., 6531 Properties, Inc. and J & N Alabaster, LLC as recorded in Instrument #20071105000509730.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2023 09:56:50 AM
\$437.00 JOANN
20231101000320520

Allen S. Bayl