



20231228000371510 1/3 \$3618.00
Shelby Cnty Judge of Probate, AL
12/28/2023 11:25:06 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205)987-2211

PLEASE SEND TAX NOTICE TO:
FAM PROPERTIES, LLC
2858 PELHAM PARKWAY
PELHAM, ALABAMA 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN DOLLARS (\$10.00)** to the undersigned GRANTOR, **BIG O ENTERPRISES, LLC**, an Alabama Limited Liability Company (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **FAM PROPERTIES, LLC**, (herein referred to as GRANTEE) the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its heirs and assigns forever.

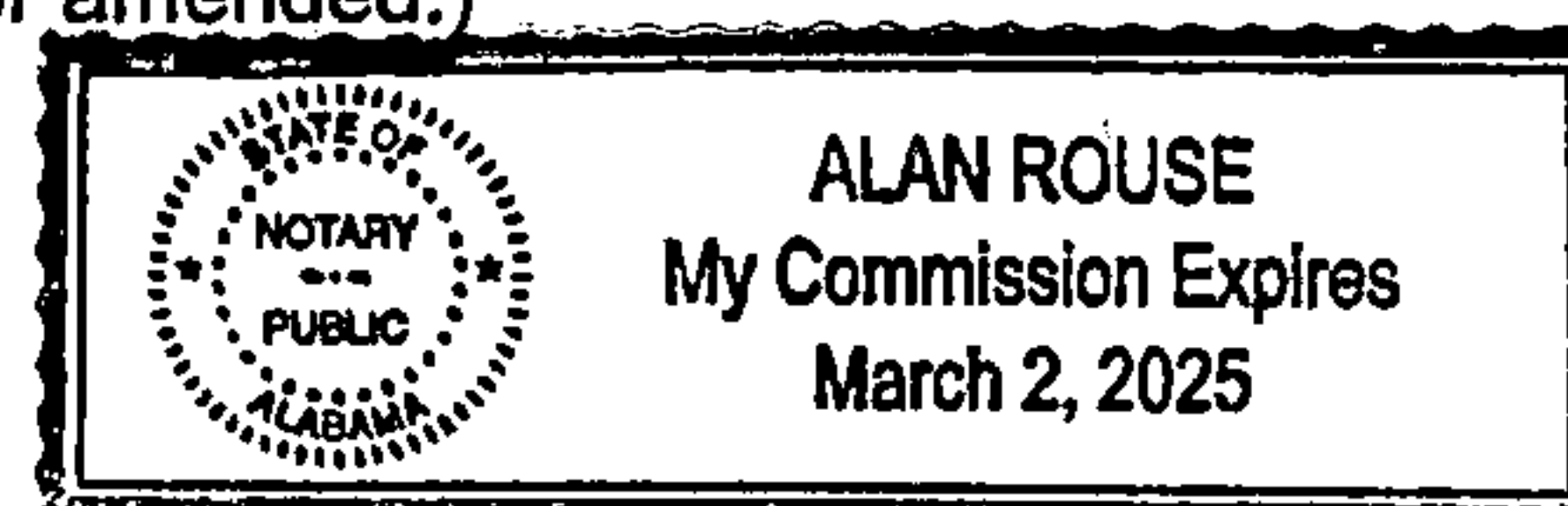
IN WITNESS WHEREOF, the said GRANTOR, by its member, **FAM PROPERTIES, LLC**, by its managing member, **STEVE ISSIS, SR.**, who is authorized to execute this conveyance, has hereto set its signature and seal this 21 day of Dec, 2023.

BIG O ENTERPRISES, LLC
BY: **FAM PROPERTIES, LLC, AS MEMBER**

BY: [Signature]
STEVE ISSIS, SR.
AS: **MANAGING MEMBER**

(This deed has been executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.)

STATE OF ALABAMA
COUNTY OF SHELBY



I, the undersigned, a notary public in and for said county, in said state, hereby certify that **STEVE ISSIS, SR.**, whose name as managing member of **FAM PROPERTIES, LLC**, as member of **BIG O ENTERPRISES, 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 he, as such managing member and with full authority, executed same for and as the act of said **BIG O ENTERPRISES, LLC**.

Given under my hand and official seal this 21 day of Dec, 2023.

[Signature: Alan Rouse]
NOTARY PUBLIC
My Commission Expires: 3-2-25

Shelby County, AL 12/28/2023
State of Alabama
Deed Tax: \$3590.00



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EXHIBIT "A"

Parcel I:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of above said Section, Township and Range; thence North 88 degrees 28 minutes 46 seconds East along the $\frac{1}{4}$ $\frac{1}{4}$ line, a distance of 1,823.23 to the point of beginning; thence continue along the last described course, a distance of 60.40 feet; thence South 01 degrees 52 minutes 20 seconds East, a distance of 93.90 feet; thence South 26 degrees 14 minutes 11 seconds West, a distance of 491.39 feet; thence North 65 degrees 42 minutes 50 seconds West, a distance of 19.52 feet; thence North 24 degrees 17 minutes 10 seconds East, a distance of 154.69 feet; thence North 65 degrees 11 minutes 05 seconds West, a distance of 90.34 feet; thence North 28 degrees 45 minutes 38 seconds East, a distance of 394.77 feet to the point of beginning.

Parcel II:

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section, thence South 88 degrees 28 minutes 46 seconds West along said $\frac{1}{4}$ $\frac{1}{4}$ line a distance of 486.61 feet to a point lying on the Westerly Right of Way of U.S. Highway # 31, said point being on the point of beginning; thence South 88 degrees 28 minutes 46 seconds West, a distance of 297.13 feet; thence South 01 degrees 52 minutes 20 seconds East, a distance of 93.90 feet; thence South 26 degrees 14 minutes 11 seconds West, a distance of 491.39 feet; thence South 65 degrees 42 minutes 50 seconds East a distance of 240.23 feet to a point lying on the Westerly Right of Way of U.S. Highway #31; thence North 24 degrees 29 minutes 50 seconds East along said Right of Way a distance of 704.74 feet to the point of beginning.



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Grantor's Name:
BIG O ENTERPRISES, LLC

Mailing Address:
2858 HIGHWAY 31
PELHAM, AL 35124

Property Address:
ISSIS - PELHAM MALL
PELHAM, AL 35124

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

Grantee's name:
FAM PROPERTIES, LLC

Mailing Address:
2858 PELHAM PARKWAY
PELHAM, AL 35124

Date of Sale: _____
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value: \$3,589,680.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other: TAX ASSESSOR