

This instrument was prepared by:
BETHANY H. SNEED
Harrison & Gammons, PC
2430 L & N Drive, Huntsville, AL 35801
256-533-7711 TH-23-18640 Wilsonville

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 **SRC-WILSONVILLE, LLC, an Alabama 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 NW corner of the SE ¼ of the SW ¼ of Section 31, Township 20 South, Range 2 East; thence run Southerly along the West line thereof for 419.11 feet to the point of beginning; thence continue last described course for 200.00; thence 75 deg. 08 min. 48 sec. left run Southeasterly for 312.20 feet to the Westerly R/W of Alabama State Highway #25; thence 83 deg. 25 min. 58 sec. left run Northeasterly along said R/W for 200.18 feet thence 97 deg. 23 min. 20 sec. left run Northwesterly for 386.70 feet to the point of beginning. Situated in Shelby County, Alabama.

Source of Title: Instrument No. 20230817000248670

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	☐	Appraisal
☐	Sales Contract	☐	Other _____
☒	Closing Statement		

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: 302 Country Club Road, Chapel Hill, North Carolina 27514
 Property Address: 31259 AL-25, Wilsonville, Alabama 35186
 Purchase Price: \$1,976,559.00

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that 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 for and as the act of said limited liability company on this the 29th day of December, 2023.

THE BROADWAY GROUP, LLC, an Alabama limited liability company

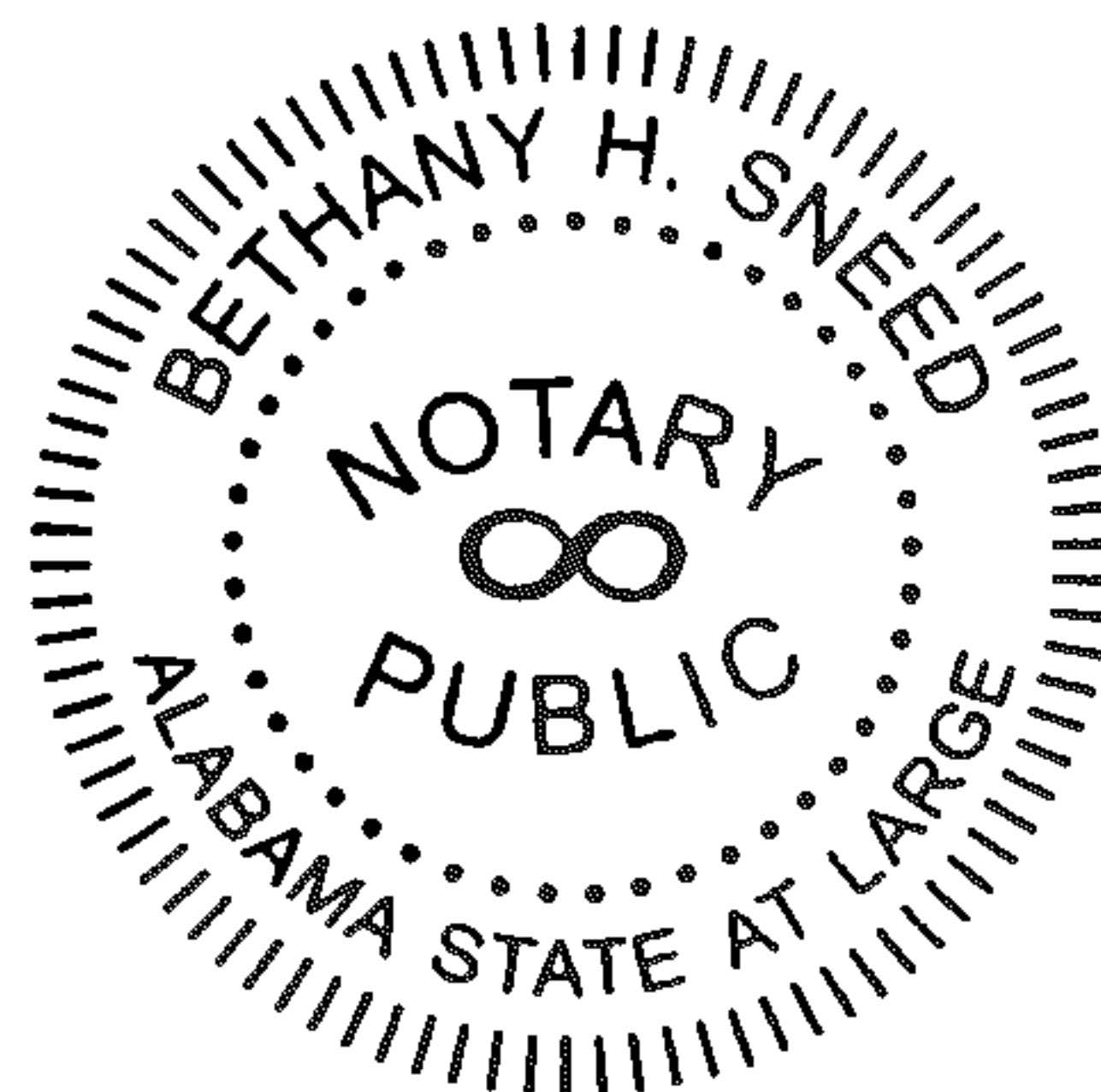
BY: **BROADWAY MANAGEMENT, LLC, an Alabama limited liability company,**
Its Manager

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

STATE OF ALABAMA)
 :
MADISON COUNTY)

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 29th day of December, 2023.



[Signature]
Notary Public
My Commission Expires: 8-23-2027

Send Tax Notice To:
SRC-Wilsonville, LLC
Attn: Jeremy Salemson
302 Country Club Road
Chapel Hill, NC 27514

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. All taxes for the year 2024, 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. Easement – Underground from The Broadway Group, LLC, an Alabama limited liability company, to Alabama Power Company, dated November 6, 2023 and recorded November 9, 2023 as Instrument No. 20231109000331070, Probate Records of Shelby County, Alabama.
4. The rights of Dolgencorp, LLC as a tenant in possession under that certain unrecorded Lease dated November 4, 2022, between The Broadway Group, LLC, an Alabama limited liability company, as Landlord, and Dolgencorp, LLC, as Tenant, as assigned to Snake River Canyon, LLC, a North Carolina limited liability company, as Landlord, by unrecorded Assignment and Assumption of Lease dated December 29, 2023.
5. Matters shown by a current Survey.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2023 10:22:46 AM
\$2008.00 JOANN
20231229000372480

Allen S. Bayl