

This instrument was prepared by:
Martin W. Evans
Evans & Evans Lawyers, LLC
2001 Park Place North, Suite 540
Birmingham, AL 35203

Send tax notice to:
PVG Properties BAMA, LLC
6405 Metcalf Ave., Ste. 204
Overland Park, KS 66202

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT **280 SNC Properties LLC**, an Alabama limited liability company ("Grantor"), whose address is 2200 Resource Drive, Birmingham, AL 35242, for and in consideration of the sum of Six Hundred Forty Thousand Dollars (\$640,000.00), which can be verified by the Real Estate Contract, and other good and valuable consideration, in hand paid by **PVG Properties BAMA, LLC** a Kansas limited liability company ("Grantee"), whose address is 6405 Metcalf Ave., Ste. 204, Overland Park, Kansas 66202, the receipt of which is acknowledged, does grant, bargain, sell, convey and confirm unto Grantee, and unto its successors and assigns forever the real property (the "Property") located at 30 Meadowview Drive, Meadowbrook, AL 35242 situated in Shelby County, Alabama described in the attached **Exhibit "A"** which is made a part hereof and incorporated herein, subject only to the matters set forth on **Exhibit "B"** which is made a part hereof and incorporated herein (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto the Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And Grantor hereby covenants with the Grantee that Grantor will forever warrant and defend the title to the Property against all claims or encumbrances done or suffered by Grantor, but against none other.

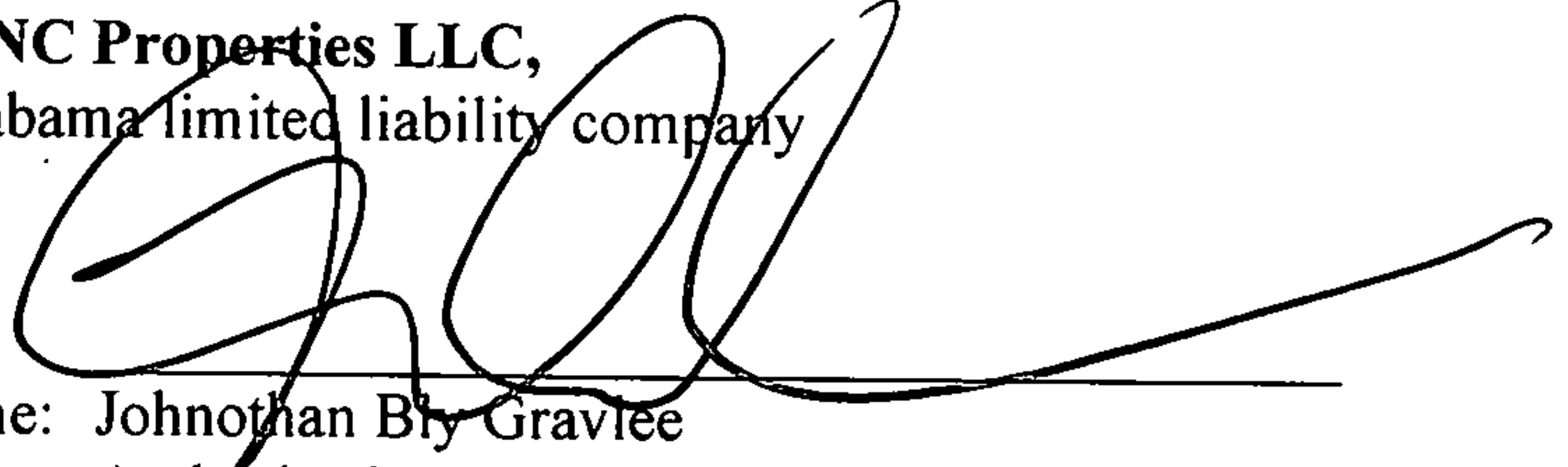
GRANTEE ACKNOWLEDGES THAT GRANTEE HAS INDEPENDENTLY AND PERSONALLY INSPECTED THE PROPERTY. BY GRANTEE'S ACCEPTANCE OF THIS DEED BY EVIDENCE OF ITS RECORDATION, GRANTEE HEREBY ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES OF GRANTOR EXPRESSLY SET FORTH IN THIS DEED OR IN THE REAL ESTATE CONTRACT OR FRANCHISE/ASSET PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE, GRANTEE WARRANTS AND ACKNOWLEDGES TO AND AGREES WITH GRANTOR THAT GRANTEE IS ACQUIRING THE PROPERTY IN ITS "AS-IS, WHERE IS" CONDITION "WITH ALL FAULTS" AND DEFECTS AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER WARRANTY OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF GRANTOR.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXECUTED to be EFFECTIVE as of the 1 day of May, 2024

GRANTOR:

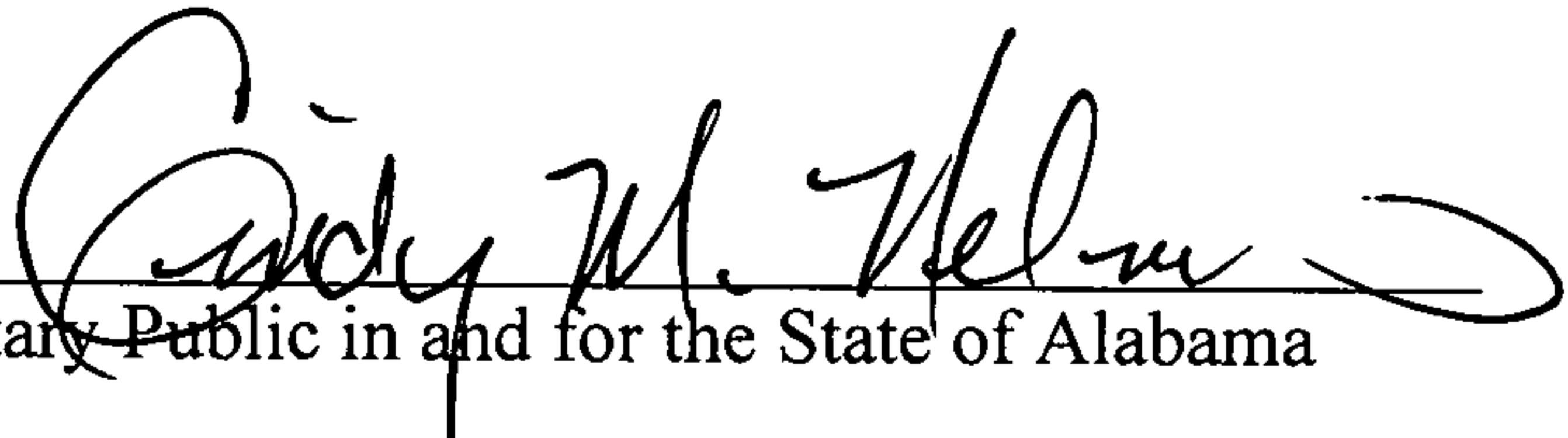
280 SNC Properties LLC,
an Alabama limited liability company

By: 
Name: Johnathan Bly Gravlee
Its: Authorized Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Johnathan Bly Gravlee**, whose name as **Authorized Member** of **280 SNC Properties LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such officer with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 1 day of May, 2024.


Notary Public in and for the State of Alabama

My Commission Expires: 2-4-25

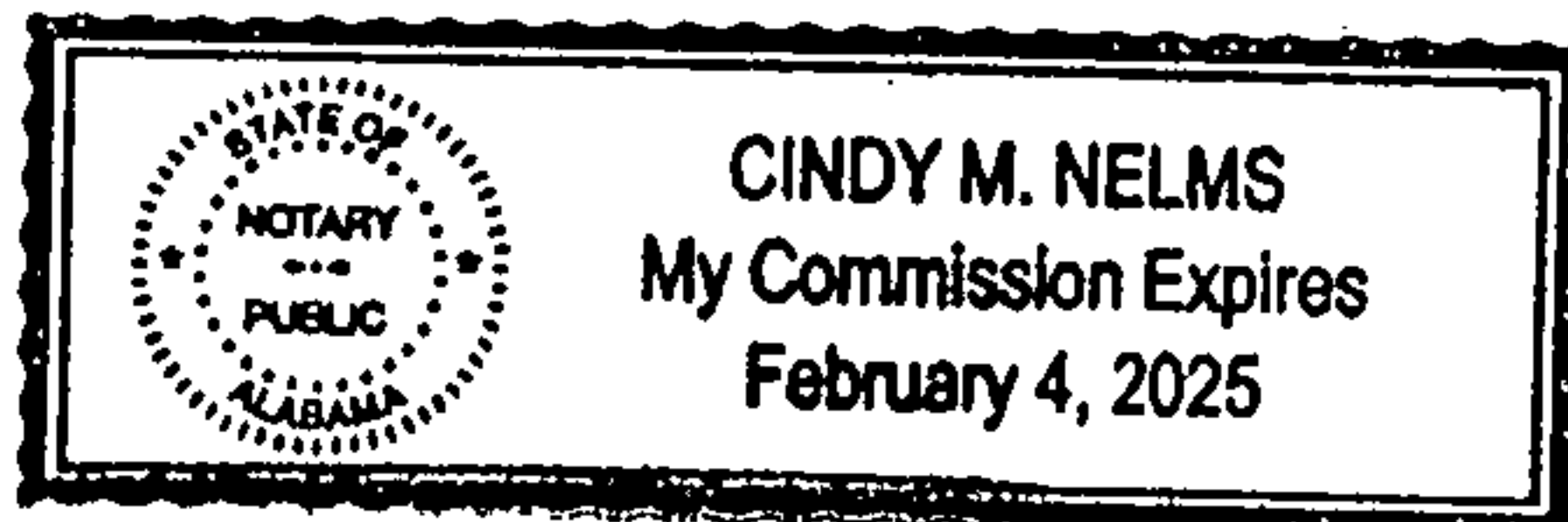


EXHIBIT A

LEGAL DESCRIPTION

LOT 3A ACCORDING TO REALTYLINK'S MEADOW BROOK RESURVEY #1 AS
RECORDED IN MAP BOOK 54, PAGE 70, IN THE OFFICE OF THE JUDGE OF PROBATE
OF SHELBY COUNTY, ALABAMA.

[END OF LEGAL DESCRIPTION]



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2024 12:15:39 PM
 \$671.00 JOANN
 20240506000131460

Allen S. Byrd

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Title to all minerals not owned by Grantor within and underlying the Property.
3. Easement(s), building line(s), notes and restrictions as shown on Map 54, Page 70, Map 24, Page 5, Map 17, Page 44, Map 12, Page 13 and Map 9, Page 35.
4. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park, dated as of October 17, 1984 and recorded in Book 005, Page 772 in the Office of the Judge of Probate of Shelby County, Alabama, as amended by First Amendment thereto dated March 28, 1988 and recorded in Book 177, Page 269 in said Probate Office, and as further amended by Second Amendment thereto dated June 22, 1993 and recorded as Inst. # 1993-18243 in said Probate Office.
5. Restrictive Use Agreement by Frank S. Schilleci in favor of Daniel U.S. Properties Limited Partnership II dated December 6, 2001, and recorded on December 26, 2001 as Inst # 2001-56555.
6. Assignment of Developer Rights between Daniel U.S. Properties Limited Partnership II, an Alabama limited partnership and Daniel Realty Company, an Alabama general partnership, dated December 28, 2001, and recorded on December 28, 2001, as Inst # 2001-57321.
7. Notice of Variance by and among Architectural Control Committee of Meadow Brook Corporation Park, an unincorporated association, Daniel U.S. Properties Limited Partnership II, an Alabama limited partnership, and Frank S. Schilleci, dated June 24, 1993, and recorded on June 28, 1993 as Inst # 1993-18737.
8. Easements and building lines as shown on recorded map recorded in Map Book 17, Page 44.
9. Transmission line permits to Alabama Power Company recorded in Deed Book 109, Page 490, affecting the S 1/2 of SW 1/4 and SW 1/4 of SE 1/4 of Section 31, Township 18, Range 1 West and Deed Book 112, Page 134 affecting the SW 1/4 of SE 1/4 of Section 31, Township 18, Range 1 West.
10. Title to all minerals underlying E 1/2 of SW 1/4; and SW 1/4 of SW 1/4 Section 31, Township 18, Range 1 West with mining rights and privileges belonging thereto, as reserved in Deed Book 28, Page 581.
11. Easement to Southern Bell Telephone & Telegraph recorded in Deed Book 299, Page 703, affecting the SW 1/4 of SE 1/4 and S 1/2 of SW 1/4 of Section 31, Township 18, Range 1 West.
12. Right of way granted to Alabama Power Company as set out in instrument(s) recorded as Inst. # 20210622000303720 and Inst. # 20220815000319530 and Inst. # 20220815000319550.
13. Declaration of Easements, Covenants and Restrictions as set forth in instrument(s) recorded as Inst. # 20210730000368670.

[END OF PERMITTED EXCEPTIONS]