

Prepared By / Return To:

Alaina M. Young, Esq.
Waffle House, Inc.
5986 Financial Drive
Norcross, GA 30071

SOURCE OF TITLE: INSTRUMENT No. 20230120000016680
AND MAP BOOK 58, AT PAGE 41

THE STATE OF ALABAMA

QUIT CLAIM DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of other good and valuable considerations and the further sum of Ten and No/100 (\$10.00) Dollars to the undersigned, **HCI CHELSEA LLC** an Alabama limited liability company ("Grantor"), in hand paid by **WAFFLE HOUSE, INC.**, a Georgia corporation ("Grantee"), the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell, and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See **Exhibit "A"** attached hereto and incorporated herein by reference.

This conveyance is hereby made subject to all restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever. Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the said Grantor has hereunto set its signature by Jardy Henson, its Manager, duly authorized on this the 17th day of May, 2024.

HCI CHELSEA LLC,
an Alabama limited liability company

By: [Signature]
Name: Jardy Henson
Its: Manager

THE STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jardy Henson, whose name as Manager of HCI CHELSEA 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 instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of such limited liability company.

Given under my hand and seal of office this 14th day of May, 2024.

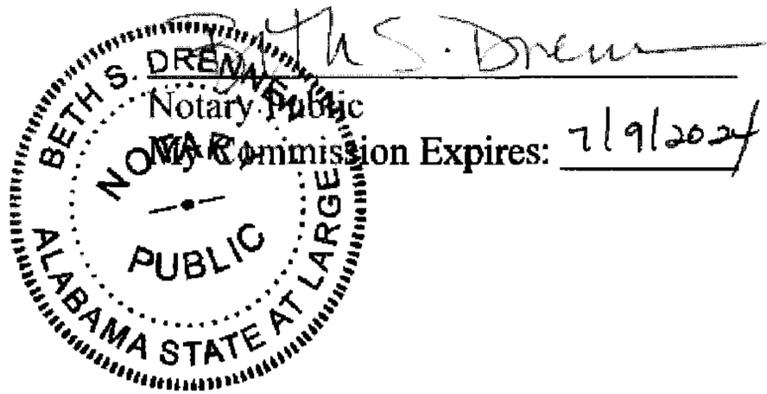


EXHIBIT "A"

Legal Description

LOT A-1, ACCORDING TO THE FINAL SUBDIVISION PLAT OF ATCHISON'S RESURVEY NO. 5 AS RECORDED IN MAP BOOK 58, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/22/2024 02:43:21 PM
 \$32.00 JOANN
 20240522000152220

Allie S. Beyl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: HCI Chelsea, LLC Mailing Address: 3075 Healthy Way Birmingham, AL 35243	Grantee's Name: Waffle House, Inc. Mailing Address: 5986 Financial Drive, Norcross, GA 30071
Property Address: 44 Atchison Drive Chelsea, AL 35043	Date of Sale: _____ Total Purchase Price: \$ 0 Actual Value: \$ 490,000.00

The purchase price or actual value claimed on this form 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

*For title clearing purposes

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: May 21, 2024

Print Name: W. T. Henson

 Unattested
 (verified by)

Sign: *[Signature]*