

THIS INSTRUMENT PREPARED BY:
Gregory K. Mixon, Esq.
Mixon Firm, LLC
44 Inverness Center Parkway, Suite 140
Birmingham, AL 35242

Send tax notices to:
Waffle House, Inc.
5986 Financial Drive
Norcross, GA 30071
Attn: REAL ESTATE

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to HCI CHELSEA, LLC, an Alabama limited liability company ("Grantor"), by WAFFLE HOUSE, INC., a Georgia corporation (Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and assigns, except with respect to the Exceptions, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not 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:	Grantee's Name and Mailing Address:
HCI Chelsea, LLC	Waffle House, Inc.
3075 Healthy Way	5986 Financial Drive
Vestavia, AL 35243	Norcross, GA 30071
Property Address:	See Exhibit A
Date of Sale:	May 17, 2024
Purchase Price:	\$490,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

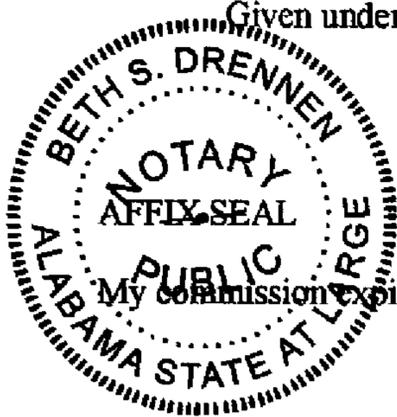
HCI CHELSEA, LLC,
an Alabama limited liability company

By: *Jordy Henson*
Jordy Henson, its Manager

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Jordy Henson, whose name as manager of HCI Chelsea, 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 of said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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



Beth S. Drennen
Notary Public

My commission expires: 7/9/24

EXHIBIT A

Description of the Property

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.

EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2024, and subsequent years, not yet due and payable.
2. Any minerals or mineral rights not owned by Grantor.
3. Easements, restrictions and setback lines as shown on recorded map in Map Book 58, Page 41.
4. Declaration of use of Restrictions appearing of record in Instrument No. 20230803000234760.
5. Easement Agreement as recorded in Instrument No. 20230804000235970.
6. Easement for Distribution Facilities granted to Alabama Power Company as recorded in Instrument No. 20080701000267130 and Instrument No. 20080701000267140.
7. Right of Way granted to the State of Alabama as set out in instrument(s) recorded in Book 296, Page 801.
8. Terms and conditions of the Annexation Ordinance of the City of Chelsea as recorded in Instrument No. 20061108000549430.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2024 02:43:22 PM
\$521.00 JOANN
20240522000152230

Allen S. Bayl