

<b>Grantor:</b> HCI Pelham Central, LLC 3075 Healthy Way Vestavia Hills, AL 35243	<b>Property Address:</b> Lot A, according to the Resurvey of Lot 3 Pelham Park Subdivision, as recorded in Map Book 60, pages 13A & 13B, in the Probate Office of Shelby County, Alabama
<b>Grantee:</b> PC Park, LLC 2333 Indian Crest Drive Indian Springs, AL 35124	<b>Date of Sale:</b> July 17, 2024
	<b>Total Purchase Price:</b> \$70,000.00
	<b>Purchase Price Verification:</b> Purchase Agreement

This instrument was prepared by:  
Donna K. Byrd, Esquire  
Walding, LLC  
2227 First Avenue South, Ste 100  
Birmingham, AL 35233

Sent Tax Notice To:  
PC PARK, LLC  
2333 Indian Crest Drive  
Indian Springs, AL 35124

### STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                      :  
SHELBY COUNTY         )     **KNOW ALL MEN BY THESE PRESENTS:**

KNOW ALL PERSONS BY THESE PRESENTS, that **HCI PELHAM CENTRAL, LLC**, an Alabama limited liability company ("Grantor") for and in consideration of Seventy Thousand and no/100 Dollars (\$70,000.00) and other good and valuable consideration, to Grantor paid by **PC PARK, LLC** ("Grantee"), an Alabama limited partnership, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama (the "Property"):

**Lot A, according to the Resurvey of Lot 3 Pelham Park Subdivision, as recorded in Map Book 60, pages 13A & 13B, in the Probate Office of Shelby County, Alabama**

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

The conveyance of the Property is subject to the following conditions, restrictions, and rights, which are hereby declared to be covenants running with the land and binding upon Grantee and all future owners and holders of the Property: the Property shall be used solely to construct and operate a high-quality food establishment (such as a café, drive-through coffeeshop, family restaurant or grill); provided that, upon the commencement of business and the opening to the public of such a food establishment on the Property, this restriction with respect to the Property shall terminate.

This conveyance is subject to:

- (1) Taxes and assessments for the current year and subsequent years and not yet due and payable.
- (2) Mineral and mining rights not owned by Grantor.

- (3) All rights, reservations, restrictions, covenants, conditions, easements and other matters of record as of the date hereof that may affect the Property (collectively, the "Permitted Encumbrances").

And said Grantor does for itself and for its assigns, covenant with the said Grantee and its successors and assigns, that it is lawfully seized in fee simple of said Property, that it is free from all encumbrances, except the Permitted Encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the right and title to the Property unto the Grantee and its assigns, against the claims of Grantor and all others claiming by, through or under Grantor.

**TO HAVE AND TO HOLD** unto the said Grantee, and Grantee's successors and assigns, in fee simple forever.

Given under my hand and seal, the 17<sup>th</sup> day of July, 2024.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**



**SELLER:**

HCI PELHAM CENTRAL, LLC  
an Alabama limited liability company

By: Jordy Henson  
JORDY HENSON  
Its: Manager

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDY HENSON, as the Manager of HCI PELHAM CENTRAL, LLC, an Alabama limited liability company, and whose name 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 such instrument, he executed the same voluntarily on the day the same bears date in his official capacity as the Managing Member of said company.

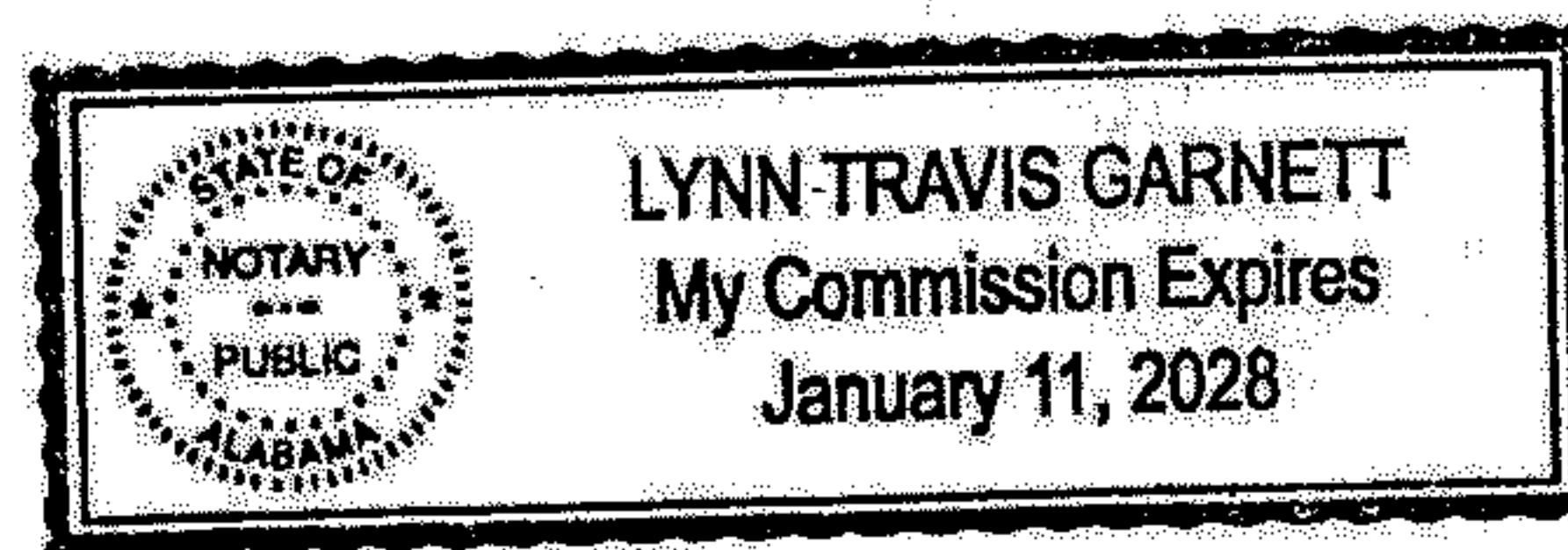
Given under my hand and official seal, this 17<sup>th</sup> day of July, 2024.

Lynn Travis Garnett

Notary Public

My Commission Expires:

SEAL



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/18/2024 10:43:20 AM  
\$98.00 JOANN  
20240718000219410

Allen S. Boyd