

Grantor: PC PARK, LLC 2333 Indian Crest Drive Indian Springs, AL 35124 Grantee: PRICKETT PARTNERS, LLLP PO Box 380894 Birmingham, AL 35238	Property Address: 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 Date of Sale: July 17, 2024 Total Purchase Price: \$400,000.00 Purchase Price Verification: Purchase Agreement
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This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Sent Tax Notice To:
PRICKETT PROPERTIES, LLLP
PO BOX 380894
Birmingham, AL 35238

STATUTORY WARRANTY DEED

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

KNOW ALL PERSONS BY THESE PRESENTS, that **PC PARK, LLC**, an Alabama limited liability company ("Grantor") for and in consideration of Four Hundred Thousand and no/100 Dollars (\$400,000.00) and other good and valuable consideration, to Grantor paid by **PRICKETT PROPERTIES, LLLP** ("Grantee"), a Florida limited liability limited partnership authorized to conduct business in the State of Alabama, 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, but excluding a drive-through fast-food or quick-service restaurant); 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) Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
- (4) Such state of facts as shown on record subdivision plat recorded in Map Book 60, page 13A & 13B, Shelby County Records.
- (5) Right of way granted to Alabama Power Company as recorded in Deed Volume 108, page 379 and Deed Volume 265, page 55; Instrument 20160923000349240, Instrument 20170915000337970 and Instrument 20190208000042520 in the Probate Office of Shelby County, Alabama.
- (6) 100 foot wide Alabama Power Company transmission line, as shown on county tax map.
- (7) 60 foot Right of way across Southern boundary of subject property recorded in Instrument 1994-31729 in the Probate Office of Shelby County, Alabama
- (8) Easement to City of Pelham, as recorded in Deed Volume 323, page 833 in the Probate Office of Shelby County, Alabama
- (9) Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument 20240718000219350 in the Probate Office of Shelby County, Alabama.

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 premises, that it is free from all encumbrances, unless otherwise noted above, 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 above-described property unto the Grantee and its assigns, against the lawful claims of Grantor and all others claiming by 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 17th day of July, 2024.

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SELLER:

PC PARK, LLC
an Alabama limited liability company

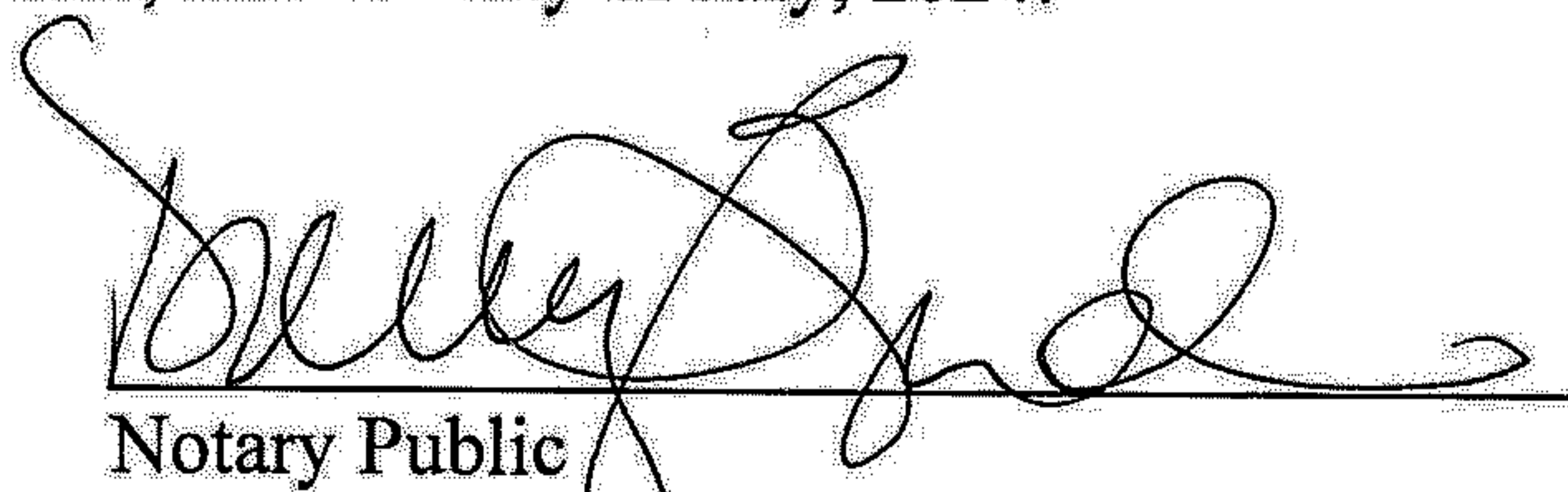
By: 
EUGENE BORGOSZ
Its: Managing Member

STATE OF ALABAMA)

SHELBY COUNTY)

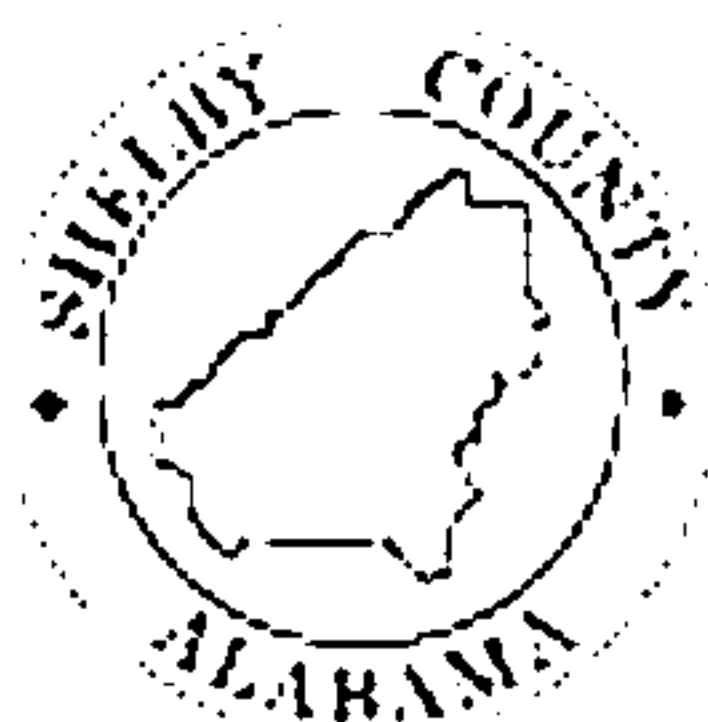
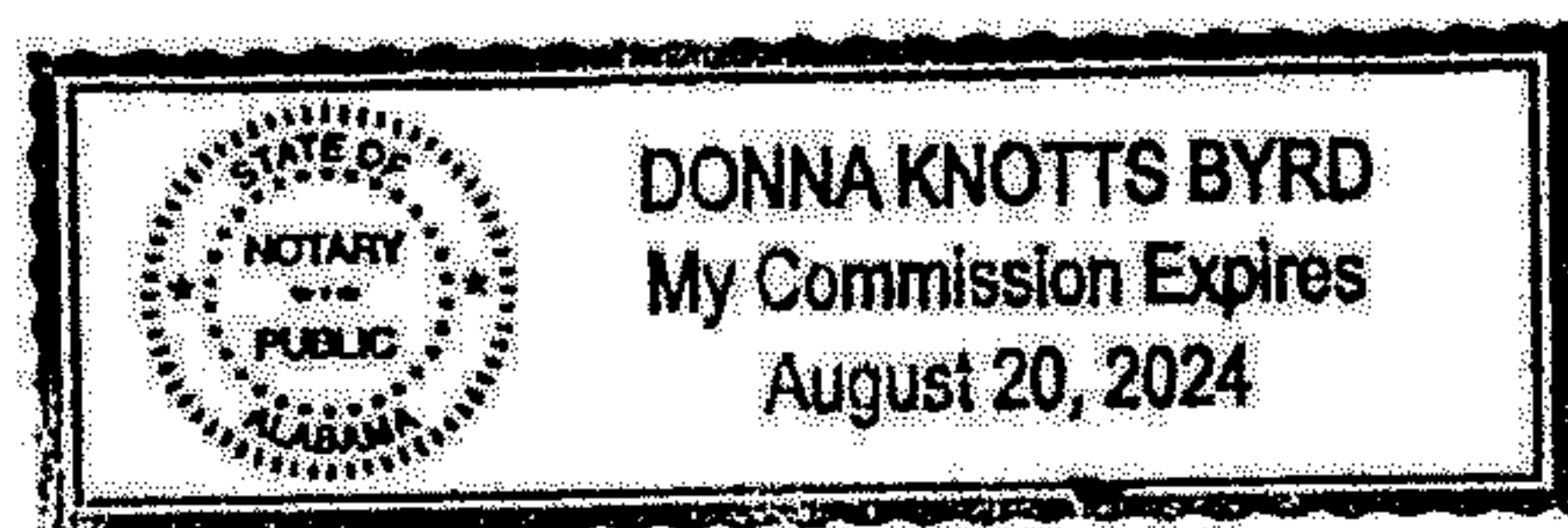
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EUGENE BORGOSZ, as the Managing Member of PC PARK, LLC, an Alabama limited liability company, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day 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 Manager of said company.

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



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 01:30:03 PM
\$428.00 BRITTANI
20240718000219800

Allen S. Byrd