

This Instrument was Prepared by:
Mike T. Alchison, Attorney at Law
101 West College Street
Columblana, AL 35061

Send Tax Notice To: API Hoover, LLC
2000 Lay Dam Road
Clanton, AL 35046

**STATUTORY
WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Five Million Two Hundred Thousand Dollars and No Cents (\$5,200,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Zontanos Properties, LLC, an Alabama Limited Liability Company, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto API Hoover, LLC, a Delaware limited liability company, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

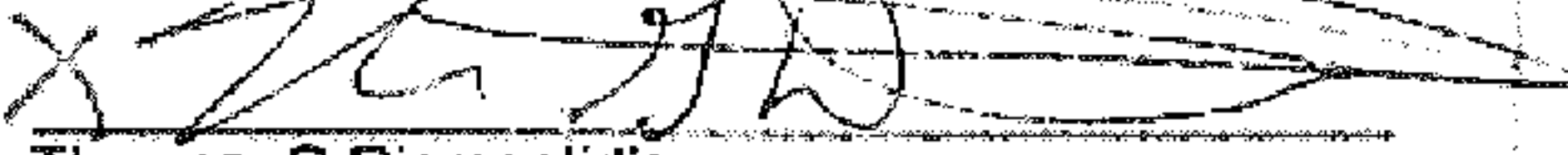
\$5,600,001.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Sole Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August, 2024.

ZONTANOS PROPERTIES LLC



Thomas G Diamantidis
Authorized Representative

State of _____

County of _____

I, _____, a Notary Public in and for said County in said State, hereby certify that Thomas G. Diamantidis as Authorized Representative of Zontanos Properties, 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the _____ day of _____.

Notary Public, State of _____

My Commission Expires _____

See attached document

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

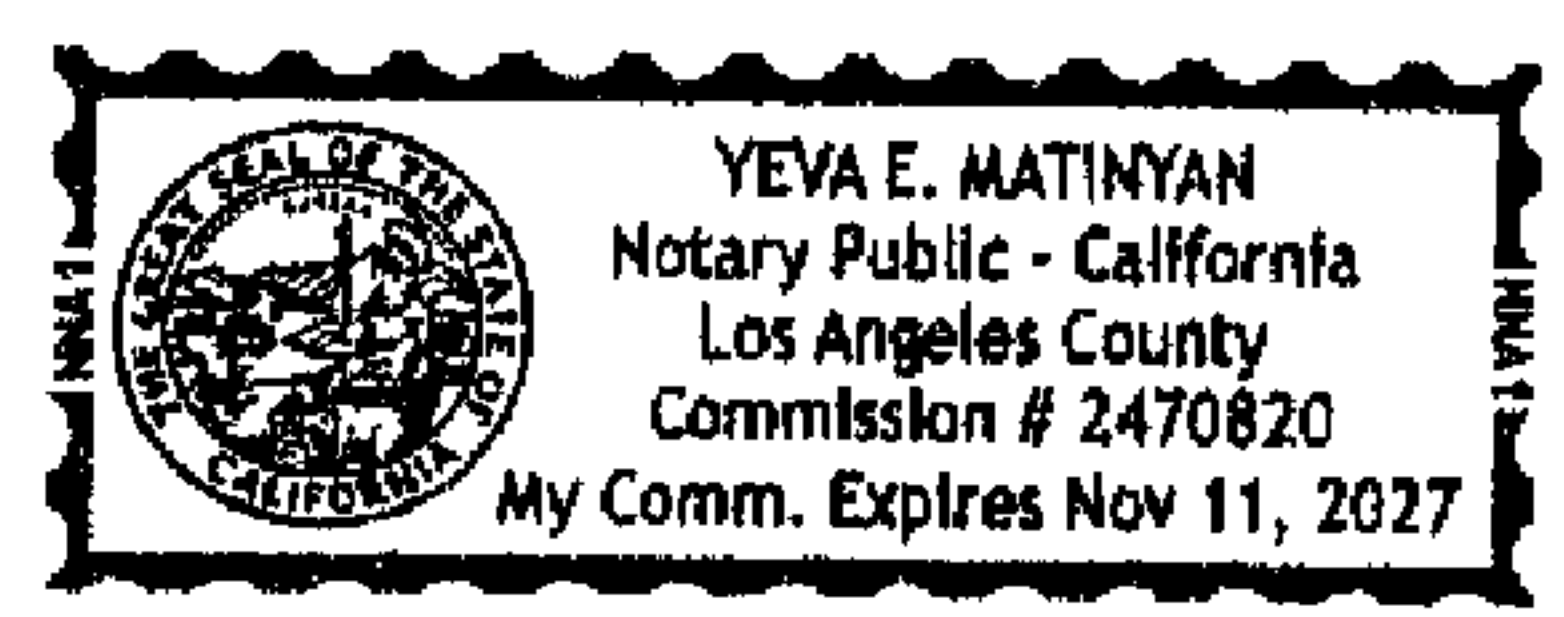
On August 15, 2024 before me, Yeva E. Matinyan
Date Here Insert Name and Title of the Officer

personally appeared Thomas Gus Diamantidis
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

All that piece or tract of land lying at the Northwestern intersection of Inverness Center Drive and Alabama Highway 17 (a/k/a Valleydale Road) in Shelby County, Alabama, mostly in Section 36, Township 18 South, Range 2 West, near the City of Birmingham and more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 36, Township 18 South, Range 2 West and running with the West line of the Southeast Quarter, North 00 degrees 02 minutes 58 seconds West for 771.46 feet to an iron pin, being the Southwestern corner of property now or formerly of Industrial Development Board of Vincent, which is the point of beginning; thence running with Industrial Development Board of Vincent for two (2) courses, to-wit: (1) South 80 degrees 54 minutes 05 seconds East for 267.28 feet to an iron pin; (2) North 29 degrees 05 minutes 55 seconds East for 843.67 feet to an iron pin passing an iron pin at 499.95 feet; thence turning and running with Inverness Plaza shopping center (various owners) for four (4) courses, to-wit: (1) South 60 degrees 54 minutes 59 seconds East for 490.07 feet to an iron pin; (2) North 79 degrees 00 minutes 03 seconds East for 53.06 feet to an iron pin; (3) South 44 degrees 05 minutes 01 seconds West for 6.13 feet to an iron pin; (4) South 33 degrees 00 minutes 02 seconds East for 146.34 feet to a point passing an iron pin at 141.34 feet on the Western right of way of Valleydale Road; thence with Valleydale Road for six (6) courses, to-wit: (1) South 58 degrees 42 minutes 04 seconds West for 75.86 feet; (2) a curve to the left with a chord bearing of South 43 degrees 23 minutes 36 seconds West for 782.62 feet (R=700.00 feet; AL = 789.71 feet); (3) South 29 degrees 46 minutes 38 seconds West for 308.33 feet; (4) North 60 degrees 13 minutes 22 seconds West for 25.00 feet; (5) South 30 degrees 04 minutes 05 seconds West for 148.12 feet; (6) a curve to the right with a chord bearing of South 77 degrees 28 minutes 22 seconds West for 116.30 feet (R = 86.00 feet; AL = 127.71 feet); thence leaving Valleydale Road and running with the Northern right of way of Inverness Center Drive for four (4) courses, to-wit: (1) North 59 degrees 59 minutes 05 seconds West for 87.02 feet; (2) a curve to the left with a chord bearing of North 67 degrees 31 minutes 16 seconds West for 269.50 feet (R = 1027.50 feet; AL = 270.30 feet); (3) North 75 degrees 03 minutes 26 seconds West for 147.31 feet; (4) a curve to the right with a chord bearing of North 58 degrees 02 minutes 57 seconds West for 116.52 feet (R = 477.50 feet; AL = 116.81 feet); thence leaving Inverness Center Drive and running with Site 31 of Inverness Center North 32 degrees 05 minutes 34 seconds East for 635.84 feet to the point of beginning.

Together with rights obtained under that certain Operation and Reciprocal Easement Agreement, dated August 16, 2016, and recorded in the Probate Office of Shelby County, Alabama, as Instrument #20160817000204330.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2024 08:13:28 AM
\$32.00 JOANN
20240820000259480

Allen 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 Zontanos Properties, LLC
Mailing Address 5330 Willis Avenue
Sherman Oaks, CA
91411

Grantee's Name API Hoover, LLC
Mailing Address 2000 Lily Dam Road
Clanton, AL
35045

Property Address 5412 Valleydale Rd
Hoover, AL
35242

Date of Sale 8-16-24
Total Purchase Price \$ 5,200,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 8-16-24

Print Mike T. Johnson

Unattested

(verified by)

Sign Mike Johnson

(Grantor/Grantee/Owner/Agent) circle one