

This Instrument Was Prepared By:
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Gilpin Givhan, PC
2660 Eastchase Lane, Suite 300
Boaz, Alabama 36117
GG File No.4899.1086

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor in hand paid by Grantee herein, the receipt of which is hereby acknowledged, **PREMIER KINGS HOLDINGS, LLC**, an Alabama limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto **COMMERCIAL INVESTMENTS AL II, LLC**, an Alabama limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain real property located in the County of Marshall, State of Alabama, described more particularly in **EXHIBIT "A"** attached hereto (the "Property"), as of the 20 day of August, 2024.

This conveyance is made subject to any and all covenants, restrictions, reservations, easements and rights of way heretofore imposed of record in respect to the Property; all municipal zoning ordinances now or hereafter becoming applicable to the Property; all matters of inspection and survey and all taxes and assessments now or hereafter becoming due against the Property.

For ad valorem tax purposes, the property tax identification number is: 13-6-13-3-002-001.002. The mailing addresses of Grantee is 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD, the aforegranted premises to Grantee, its successors and/or assigns FOREVER.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO STATUTORY WARRANTY DEED

IN WITNESS WHEREOF, Grantor hereby executes this Statutory Warranty Deed by the signature below of its duly authorized representative as of the date first set forth herein.

GRANTOR:

PREMIER KINGS HOLDINGS, LLC,
an Alabama limited liability company

By: Joginder Sidhu
Name: Joginder Sidhu
Its: Manager

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county in said state, hereby certify that **JOGINDER SIDHU** whose name as **MANAGER** of **PREMIER KINGS HOLDINGS, 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 conveyance, he, in such capacity and with full authority, executed the same voluntarily and as the act of said limited liability company, on the day the same bears date.

Given under my hand and official seal this the 17 day of August, 2024.

(SEAL)



Robert M. Ritchey
Notary Public
My Commission Expires: _____

EXHIBIT "A"

Lot 1B according to the Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded as Map Book 45, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with all easements, rights, titles and interests appurtenant thereto, including but not limited to those granted by the following instruments:

1) Resurvey of Lot 1 of Pelham Retail Group Subdivision recorded in Map Book 45, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama, being a resurvey of Pelham Retail Group Subdivision as recorded in Map Book 38, Page 105, of the aforesaid records.

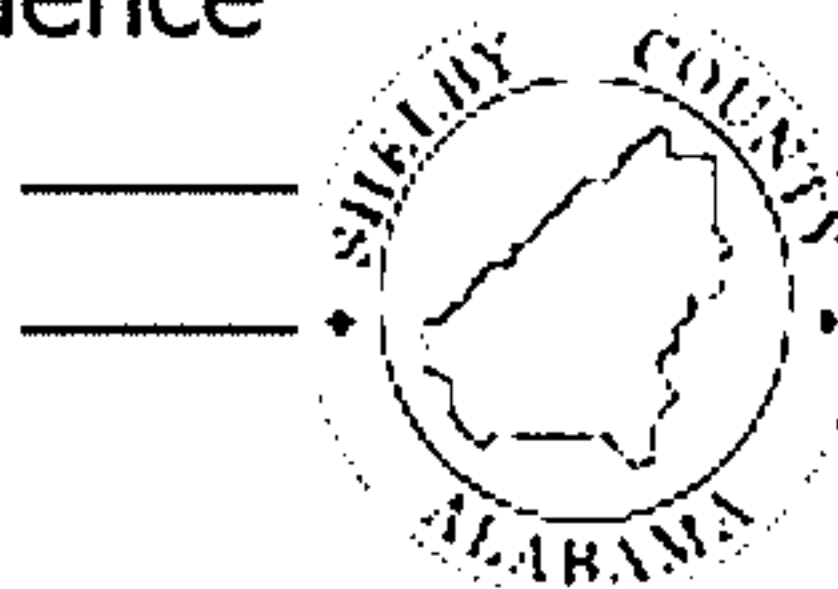
2) Declaration of Covenants, Conditions and Restrictions and Declaration of Easements by Pelham Retail Group, LLC as recorded in Instrument #20070606000263300 of the Probate Records of Shelby County, Alabama.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Premier Kings Holdings, LLC	Grantee's Name	Commercial Investments AL II, LLC
Mailing Address	755 Tate Overlook Marietta, Georgia 30064 Attn: Joginder Sidhu, Manager	Mailing Address	3841 Green Hills Village Drive Ste. 400 Nashville, TN 37215 Attn: Mark McDonald
Property Address	3076 Pelham Parkway Pelham, Alabama	Date of Sale	August 20, 2024
		Total Purchase Price	\$845,000.00
		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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2024 08:18:32 AM
\$32.00 JOANN
20240826000264760

If the conveyance document presented for recordation contains all of the required information reference *Allen S. Bayl* 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 August 20, 2024

☒ Unattested

(verified by)

Print: J. Price

Sign: [Signature]
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1