

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **Cool Box, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **Fountain City Body Works, Inc.**, an Alabama corporation ("Grantee"), its successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) any matters which a current survey or inspection of the Property would reveal, and (4) any and all rights, title and interests arising out of any prior grants and reservations of oil, gas, coal and other minerals affecting the Property.

TO HAVE AND TO HOLD, the aforementioned Property, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, **FOREVER**.

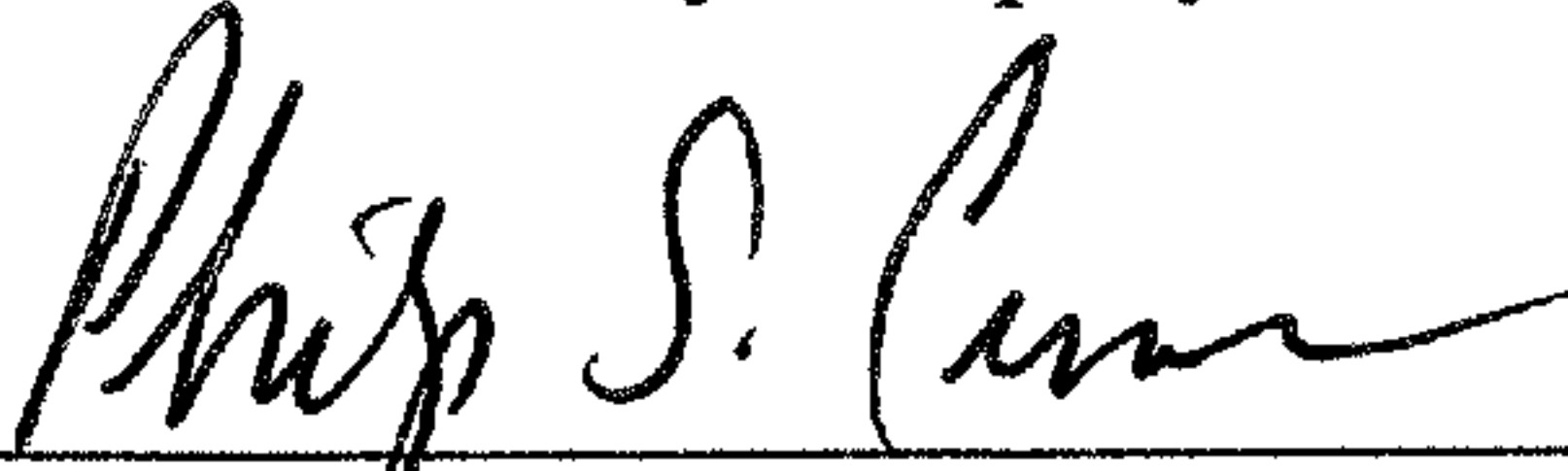
Grantor does covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances except as hereinabove provided, that Grantor has a good right to sell and convey the Property to Grantee, its successors and assigns, and that Grantor will warrant and defend the Property to Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

THIS INSTRUMENT PREPARED BY:

David B. Hughes
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (37727-020)
Montgomery, Alabama
(334) 241-8000
File No.: 20581-009

IN WITNESS WHEREOF, **Cool Box, LLC**, an Alabama limited liability company, has caused this instrument to be executed in its name and behalf by Philip S. Crane its duly authorized Member this 25 day of September, 2024.

COOL BOX, LLC,
an Alabama limited liability company

By: 
Name: Philip S. Crane
Title: Member

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Philip S. Crane, whose name as Member of Cool Box, 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, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation as of the date hereof.

Given under my hand this 25 day of September, 2024.

(SEAL)


NOTARY PUBLIC
My commission expires:

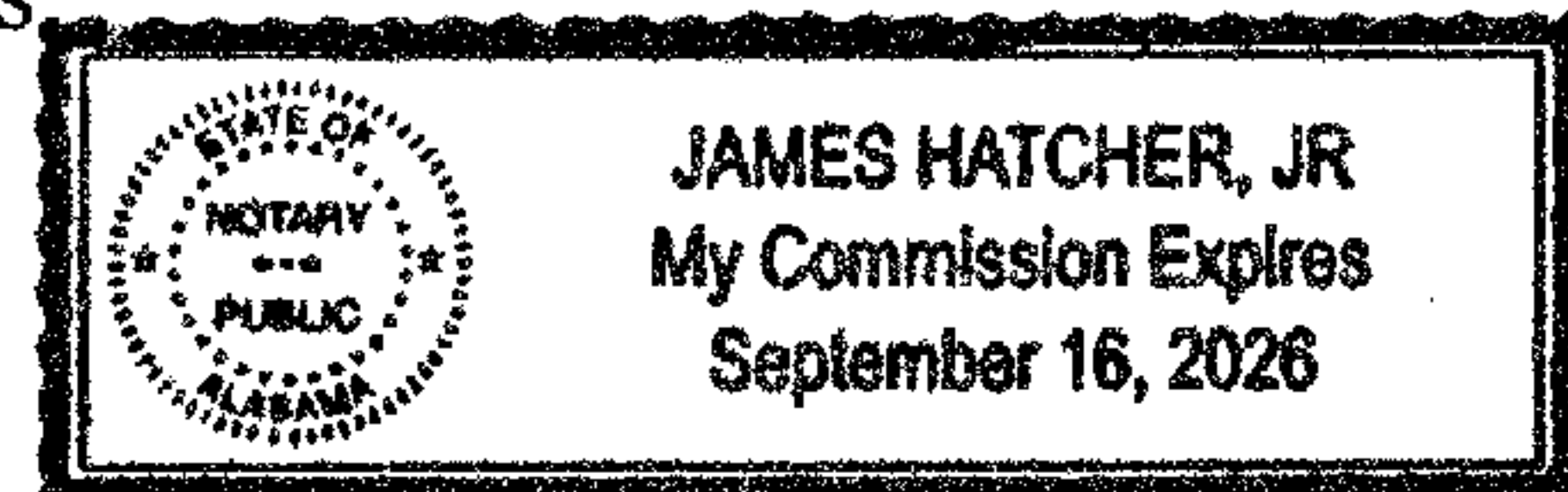


EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

A parcel of land being a portion of Lot 2 according to Tacala Valleydale Subdivision as recorded in Plat Book 55, Page 71 in the Office of the Judge of Probate for Shelby County, Alabama and also being situated in the Southeast One-Quarter of the Northwest One-Quarter and also in the Northeast One-Quarter of the Northwest One-Quarter of Section 15, Township 19 South, Range 02 West, Shelby County, Alabama and being more particularly as described as follows:

Commence at a found 1/2 inch rebar marking the Southeast corner of Lot 1 according to Ace Subdivision as recorded in Plat Book 20, Page 137 in the Office of the Judge of Probate for Shelby County, Alabama and also being a corner on the East line for aforementioned Plat Book 55, Page 71; thence run North 88 degrees 53 minutes 05 seconds West along the South line of said Lot 1 for a distance of 112.98 feet to a point; thence run North 00 degrees 04 minutes 28 seconds East along the West line of said Plat Book 20, Page 137 and the East line of said Plat Book 55, Page 71 for a distance of 36.63 feet to the POINT OF BEGINNING of the parcel hereon described; thence leaving said East/West lines, run North 76 degrees 09 minutes 00 seconds West for a distance of 99.77 feet to a set capped rebar stamped (GSA) lying on a Westerly line for said Plat Book 55, Page 71; thence run North 01 degrees 07 minutes 31 seconds East along said Westerly line for a distance of 146.33 feet to a found capped rebar stamped (GSA) lying on the Southerly Right of Way for Valleydale Road (Right of Way varies); thence leaving said Westerly line, run South 77 degrees 10 minutes 15 seconds East along said Southerly Right of Way for a distance of 44.67 feet to a found capped rebar stamped (GSA); thence run South 67 degrees 42 minutes 29 seconds East along said Southerly Right of Way for a distance of 30.41 feet to a found capped rebar stamped (GSA); thence run South 77 degrees 10 minutes 15 seconds East along said Southerly Right of Way for a distance of 23.07 feet to a set capped rebar stamped (GSA) lying on the aforementioned East line of Plat Book 55, Page 71 and the West line of Plat Book 20, Page 137; thence leaving said Southerly Right of Way, run South 00 degrees 04 minutes 28 seconds West for a distance of 143.61 feet to the POINT OF BEGINNING. Said parcel contains 13,939 square feet or 0.32 acres more or less.

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

Grantor's Name	<u>Cool Box, LLC</u>	Grantee's Name	<u>Fountain City Body Works, Inc.</u>
Mailing Address	<u>PO Box 1569</u>	Mailing Address	<u>1318 Pike Road</u>
	<u>Pelham, AL 35124</u>		<u>Pike Road, AL 36064</u>

Property Address Tecala Valleydale Subdivision
Birmingham, AL 36064

Date of Sale September 26, 2024

Total Purchase Price \$ 165,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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).

Cool Box, LLC,
 an limited liability company

By:

Philip S. Crane

Name: Philip S. Crane

Title: Member

DATE: September 25, 2024

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2024 03:26:13 PM
 \$196.00 JOANN
 20240926000299800

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Allen S. Bayl

