

This Instrument Prepared By:
Steven A. Brickman, Esquire
DENTONS SIROTE PC
P.O. Box 55727
Birmingham, Alabama 35255-5727

Send Tax Notice to:
Jack's Family Restaurants, LP
124 West Oxmoor Road
Birmingham, Alabama 35209
Attn: Real Estate Taxes

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 31st day of October 2024, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to the undersigned, **JACK'S FAMILY RESTAURANTS, LP**, a Delaware limited partnership (hereafter referred to as "Grantor"), whose address is 124 West Oxmoor Road, Birmingham, AL 35209, in hand paid by **HINDS REAL ESTATE HOLDINGS, LLC**, a California limited liability company (hereafter referred to as "Grantee"), whose address is 1920 20th Street, Bakersfield, California 93301, the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real property and premises, situated in Shelby County, State of Alabama, to-wit:

See Attached Exhibit A

Subject to those matters set forth on **Exhibit B** which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, and to the successors and assigns of such Grantee, in fee simple, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and that Grantor has good right to sell and convey the same.

AND Grantor does further covenant and bind Grantor, Grantor's successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the date below acknowledged.

GRANTOR:

JACK'S FAMILY RESTAURANTS, LP, a
Delaware limited partnership

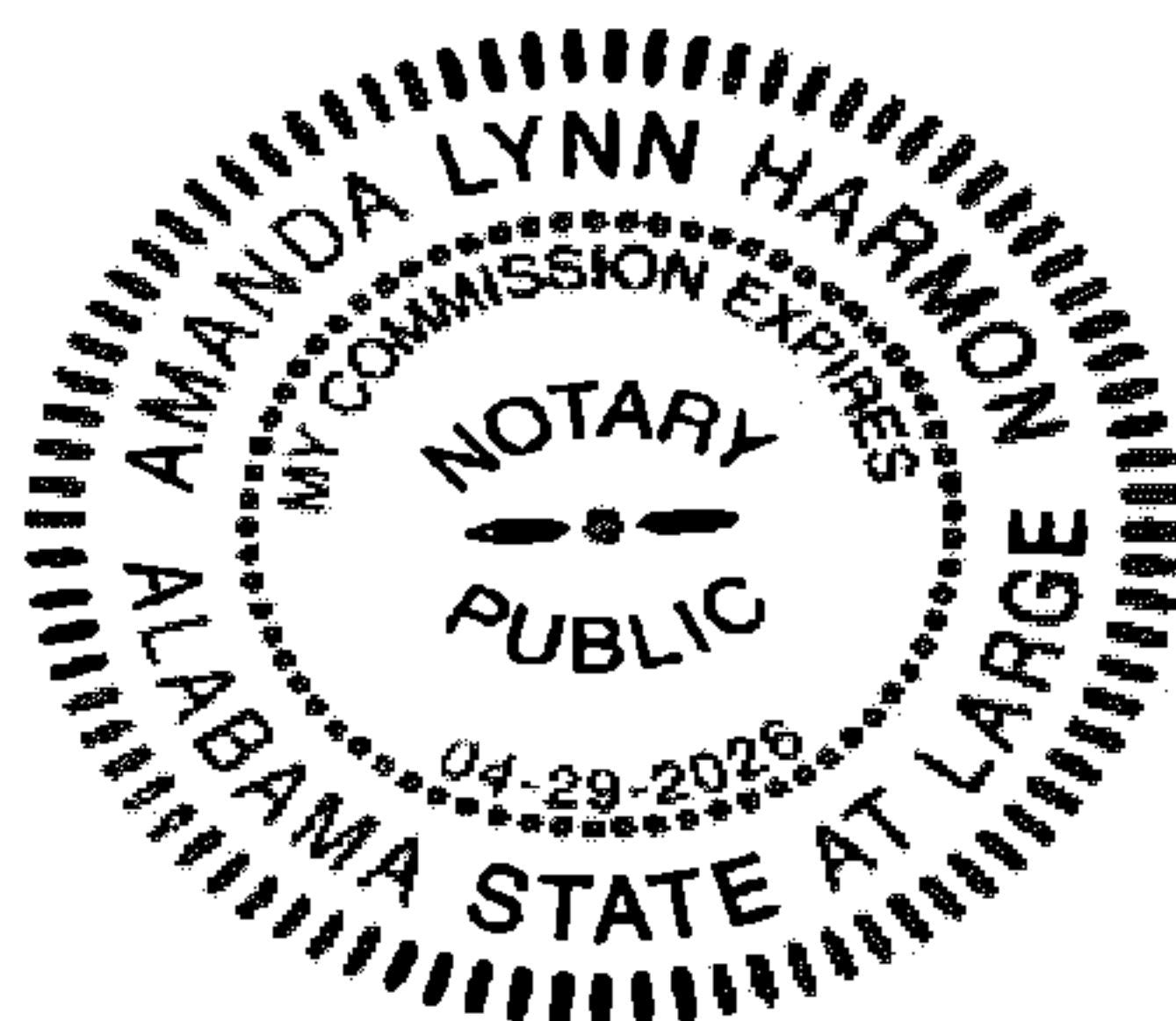
By 
Name: K. Todd Bartmess
Title: CEO

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that K. Todd Bartmess, whose name as CEO of **Jack's Family Restaurants, LP**, a Delaware limited partnership, 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 CEO and with full authority, executed the same voluntarily for and as the act of said limited partnership.

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




Notary Public
My commission expires: 4/29/2026

EXHIBIT A

LEGAL DESCRIPTION

Lot 2-A, according to the Final Plat of The Grande Vista Subdivision Plat No. 2, being a resurvey of Lot 2 The Grande Vista Subdivision, as recorded in Map Book 59, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH those benefitting aspects of that certain Declaration of Restrictive Covenant dated June 7, 2024 and recorded on June 7, 2024 in Instrument No. 20240607000170320, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO TOGETHER WITH those benefitting aspects of that certain Master Agreement dated June 7, 2024 and recorded on June 7, 2024 in Instrument No. 20240607000170330, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, that are not owned by Grantor.
3. Use Restrictions as contained in that certain deed recorded in Instrument No. 1999-44338.
4. All matters as shown on plat recorded in Plat Book 56, Page 84 and Plat Book 59, Page 96, including, but not limited to that certain 25 foot access easement dedicated by the plat.
5. Rezoning Ordinances No. 135-239 recorded in Instrument No. 20211026000517740, Rezoning Ordinance No. 135-255, recorded in Instrument No. 20230721000219660; and Rezoning Ordinance No. 514, recorded in Instrument No. 20231026000316240.
6. Agreement of Restrictive Covenants by and between BT Pelham Associates, LLC and The City of Pelham dated as of September 16, 2022 and recorded on September 19, 2022 in Instrument No. 20220919000361630 and re-recorded on September 27, 2022 in Instrument No. 20220927000370630.
7. Terms and conditions of that certain Lease Agreement by and between Hinds Real Estate Holdings, LLC, as Landlord, and Jack's Family Restaurants, LP, as Tenant, evidenced by that certain Memorandum of Lease recorded simultaneously herewith.
8. Easement – Distribution Facilities in favor of Alabama Power Company dated July 9, 2024 and recorded on August 2, 2024 in Instrument No. 20240802000240160, as affected by that certain Containment Letter from Alabama Power Company dated October 30, 2024 recorded simultaneously herewith.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2024 07:59:47 AM
\$1744.00 DANIEL
20241101000340560

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jack's Family Restaurants, LP
Mailing Address 124 West Oxmoor Road
Birmingham, AL 35209

Grantee's Name Hinds Real Estate Holdings, LLC
Mailing Address 1920 20th Street
Bakersfield, CA 93301

Property Address 200 Oak Mountain Trail Drive
Pelham, AL

Date of Sale October 31, 2024
Total Purchase Price \$ 1,710,000.00

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 October 31, 2024

Jack's Family Restaurants, LP, a Delaware limited partnership
Print By: K. Todd Bartmess, CEO

Sign

K. Todd Bartmess

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1