

**PREPARED BY:**

Peter Mannarino  
Federman Steifman LLP  
220 East 42<sup>nd</sup> Street, 25<sup>th</sup> Floor  
New York, New York 10017

**SEND TAX NOTICES TO:**

NR Auto Store 74, LLC  
c/o NR Automotive Inc.  
191 Peachtree Street NE, Suite 2650  
Atlanta, Georgia 30303

**RETURN TO:**

Fidelity National Title Insurance Company  
One East Washington Street, Suite 450  
Phoenix, Arizona 85004  
Attention: Danielle Spears

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars \$10.00 and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, the said (a) JAMES E. GILL, JR. and JANET GILL, a married couple, as joint tenants with right of survivorship and (b) JAMES GILL, JR. (a/k/a James E. Gill, Jr.), a married person, and JONATHAN GILL, a married person, as joint tenants with right of survivorship, each having an address of 1208 Klein Road, Harpersville, Alabama 35078 (collectively, the "**Grantor**") do grant, bargain, sell and convey unto NR AUTO STORE 74, LLC, a Delaware limited liability company, having an address of c/o NR Automotive Inc., 191 Peachtree Street NE, Suite 2650, Atlanta, Georgia 30303 (the "**Grantee**") the real estate described on Exhibit A which is attached hereto and made a part hereof as if set out in *haec verba* and situated in Shelby County, Alabama.

Note: the land described on Exhibit A is not the homestead of the Grantor nor their spouses.

To have and to hold unto the said Grantee, its successors and assigns forever.


Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.


Dated: As of November 15th, 2024

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has signed and delivered this Special Warranty Deed on the date of the acknowledgment below, but made effective for all purposes as of the date first above written.

**GRANTOR:**

  
JAMES E. GILL, JR. (a/k/a James Gill, Jr.),  
an individual

  
JANET GILL, an individual

  
JONATHAN GILL, an individual

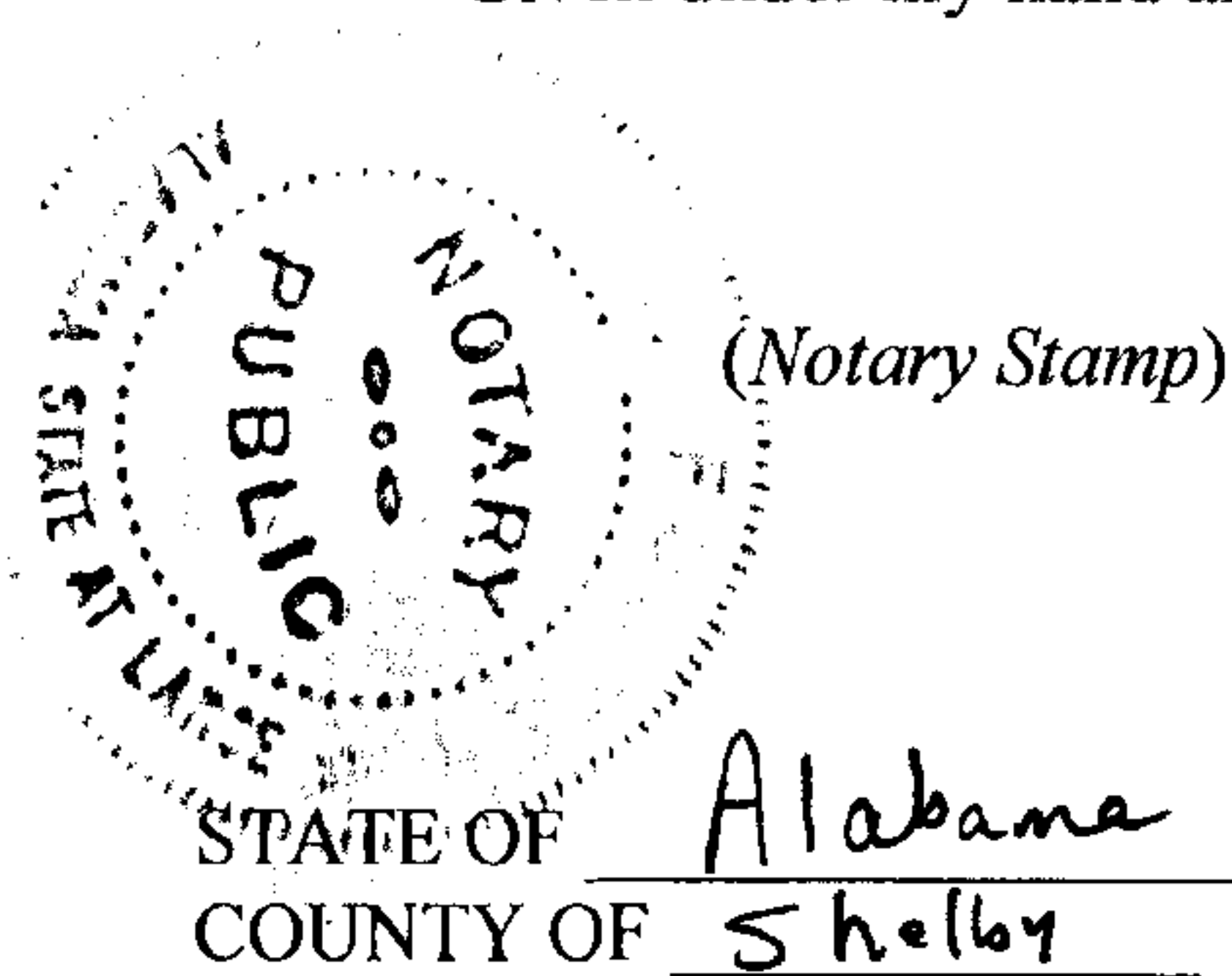
*[Signature Page – Deed]*

*[Acknowledgement Page Follows]*

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that James E. Gill, Jr. (a/k/a James Gill, Jr.) is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing.

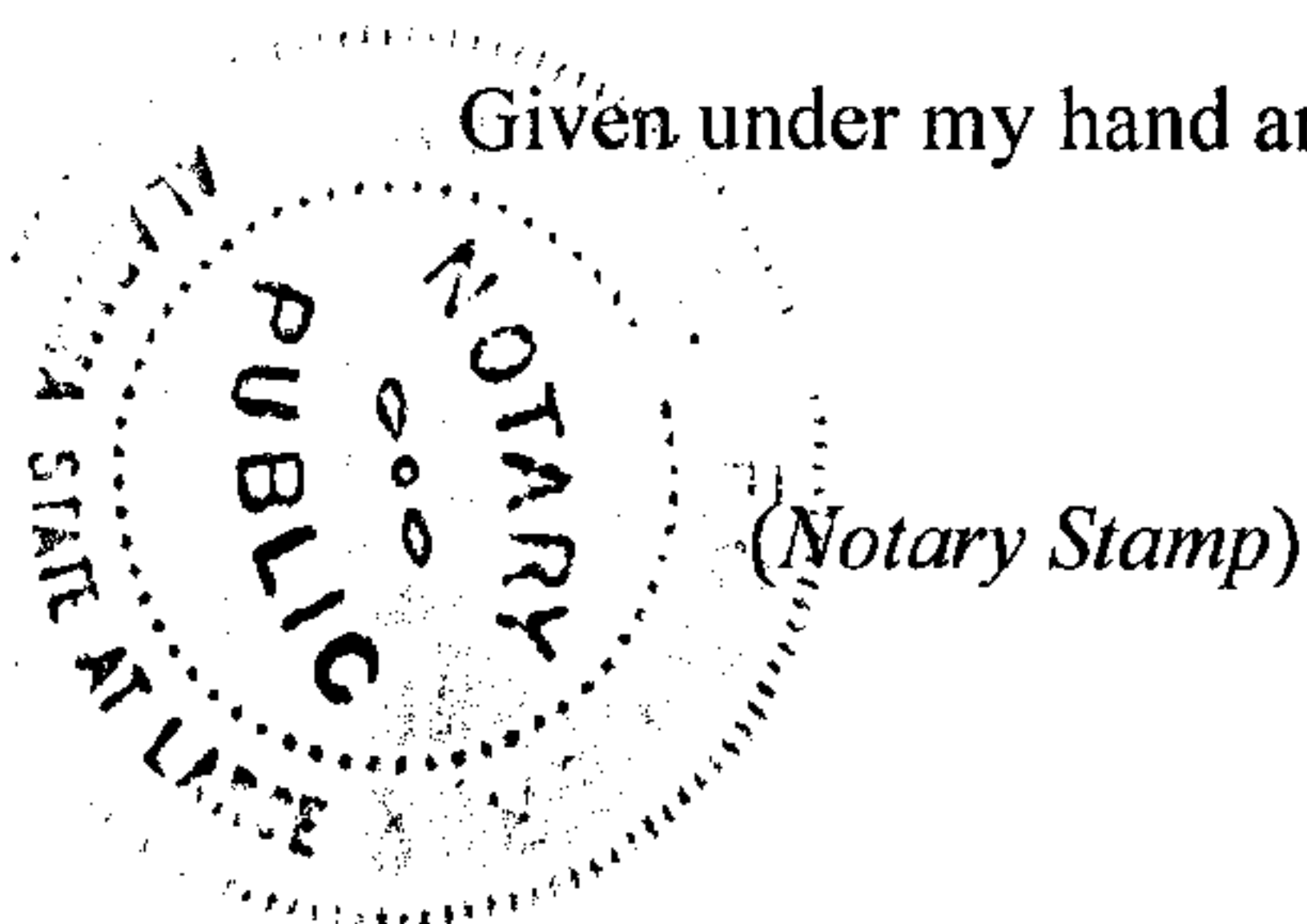
Given under my hand and official seal this 13<sup>th</sup> day of November, 2024.



Kari M. Foster  
Notary Public  
My Commission Expires: 1-4-2027

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Janet Gill is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing

Given under my hand and official seal this 13<sup>th</sup> day of November, 2024.

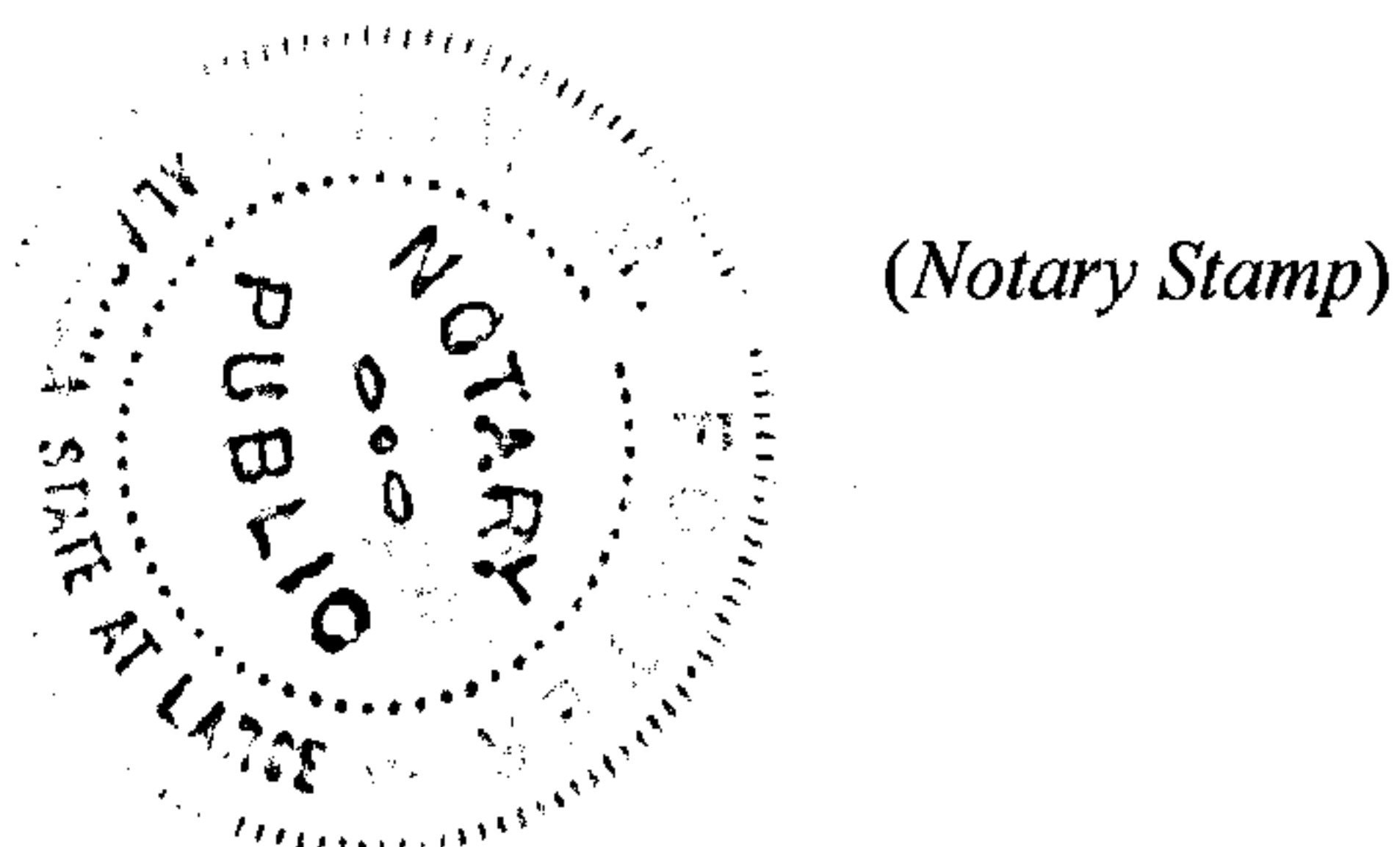


Kari M. Foster  
Notary Public  
My Commission Expires: 1-4-2027

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Jonathan Gill is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing

Given under my hand and official seal this 14<sup>th</sup> day of November, 2024.



Kari M. Foster  
Notary Public  
My Commission Expires: 1-4-2027

[Acknowledgment Page – Deed]

**EXHIBIT A****LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama and being designated as Parcel B on that Boundary Survey & Division of Gill's Service Center dated July 30, 2024, and recorded July 31, 2024, as Instrument No. 20240731000236200, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 5/8" capped rebar set stamped "Clinkscals" being the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 28; thence North 01 degrees 43 minutes 39 seconds West along the West line of said 1/4-1/4 section for a distance of 281.85 feet to a 2" pipe found; thence leaving said West line, North 89 degrees 33 minutes 07 seconds East for a distance of 634.34 feet to a 5/8" rebar found; thence South 00 degrees 59 minutes 51 seconds East for a distance of 390.69 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 39 degrees 27 minutes 47 seconds West for a distance of 53.20 feet to a 1/2" capped rebar found stamped "Arrington"; thence North 49 degrees 30 minutes 39 seconds West for a distance of 19.85 feet to a 1/2" capped rebar found stamped "Arrington"; thence South 26 degrees 52 minutes 26 seconds West for a distance of 36.00 feet to a 1/2" capped rebar found stamped "Arrington"; thence South 50 degrees 30 minutes 02 seconds East for a distance of 12.00 feet to a 5/8" capped rebar found; thence South 39 degrees 27 minutes 47 seconds West for a distance of 47.39 feet to a nail with washer set stamped "Clinkscals"; thence North 54 degrees 43 minutes 01 seconds West for a distance of 179.14 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 17 degrees 56 minutes 41 seconds West for a distance of 60.85 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 28 degrees 19 minutes 09 seconds West for a distance of 88.90 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 00 degrees 33 minutes 09 seconds East for a distance of 25.31 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 34 degrees 35 minutes 14 seconds West for a distance of 12.78 feet to a nail with washer set stamped "Clinkscals"; thence North 54 degrees 37 minutes 54 seconds West for a distance of 42.07 feet to a nail with washer set stamped "Clinkscals" and the POINT OF BEGINNING of the parcel herein described; thence South 54 degrees 37 minutes 54 seconds East for a distance of 290.25 feet to a P.K. Nail found on the Northwest right-of-way margin of Shelby County Highway 25 (AKA U.S. Highway 231) (variable right-of-way); thence South 37 degrees 35 minutes 13 seconds West along said right-of-way for a distance of 164.81 feet to a nail with washer stamped "Clinkscals" set at a point of flare in said right-of-way; thence with said flare, South 71 degrees 51 minutes 33 seconds West for a distance of 140.00 feet to a nail with washer stamped "Clinkscals" set on the Northeast right of way margin of U.S. Highway 280 (120' right- of-way); thence along said right-of-way, North 70 degrees 31 minutes 07 seconds West for a distance of 55.00 feet to a nail with washer set stamped "Clinkscals"; thence North 65 degrees 50 minutes 47 seconds West for a distance of 44.92 feet to a P.K. Nail found; thence leaving said right-of-way, North 00 degrees 53 minutes 01 seconds West for a distance of 270.54 feet to a nail with washer set stamped "Clinkscals"; thence North 69 degrees 34 minutes 34 seconds East for a distance of 100.20 feet to the POINT OF BEGINNING. Containing 1.73 acres, more or less.

[For informational purposes only: Parcel No. 07-8-28-4-001-032.000; Parcel No. 07-8-28-4-001-033.000; and Parcel No. 07-8-28-4-001-035.000; Municipal Address: 5350 U.S. Highway 280, Harpersville, AL 35078]



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

Grantor's Name: James E. Gill, Jr. (a/k/a James Gill, Jr.) Grantee's Name: NR Auto Store 74, LLC  
Janet Gill  
Jonathan Gill

Mailing Address: 1208 Klein Road  
Harpersville, Alabama 35078

Mailing Address: c/o NR Automotive Inc.  
191 Peachtree Street NE, Suite 2650  
Atlanta, Georgia 30303

Property Address: 5350 U.S. Highway 280  
Harpersville, Alabama

Date of Sale: November 15, 2024  
Total Purchase Price \$1,512,461.57

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

  X   Sales Contract \_\_\_\_\_ Other: Deed to be recorded is attached with required information

\_\_\_\_\_ 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.

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**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.

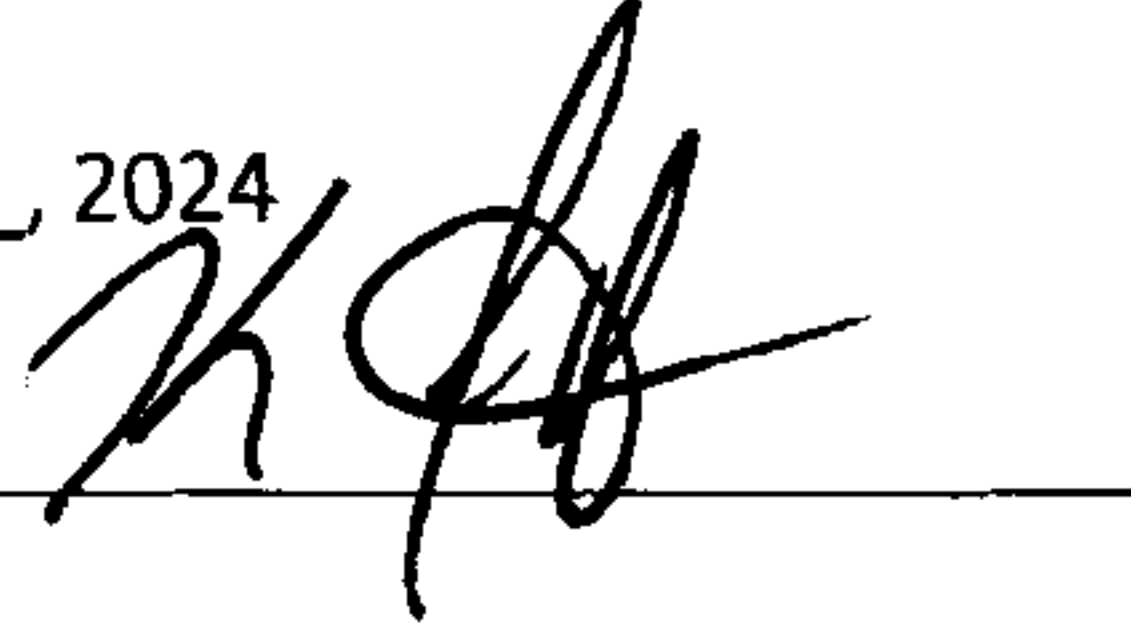
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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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: November 15, 2024

\_\_\_\_ Unattested



(verified by)

NR AUTO STORE 74, LLC

By:



Logan Leslie  
President  
(Grantee)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/25/2024 11:09:39 AM  
\$1554.50 BRITTANI  
20241125000364880

*Allen S. Bayl*