

THIS INSTRUMENT PREPARED BY:
GABELL BEAVER LLC

306 Lansdowne Road
Havertown, PA 19083
(484) 394-0131
NCS 1228701

Send Tax Notice To:
DDP Hoover, LLC, an Alabama limited
liability
6400 Powers Ferry Road, Suite 100
Atlanta, Georgia 30339

Statutory Warranty Deed

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00) to the undersigned Grantor paid by the Grantees herein, the receipt whereof is acknowledged, the said

PNC BANK, NATIONAL ASSOCIATION, successor in interest to Central Bank of the South (Grantor) do grant, bargain, sell and convey unto

DDP HOOVER, LLC, AN ALABAMA LIMITED LIABILITY

(Grantee) the real estate situated in SHELBY County Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Possible additional assessments for taxes, either prospective or retroactive, for new construction or for any major improvements, as well as for current year's taxes levied or to be levied and not yet certified.
2. Unrecorded easements, discrepancies, or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose, or which are not shown by the public records.
3. Rights or claims of any parties in possession.
4. Unfiled municipal claims.
5. Easements and rights granted for utilities.
6. Rights, public and private, in and to any portion of the Property that lies within the right of way of any public street or alley abutting the Property.
7. Zoning and building laws, ordinances, and regulations.
8. From the date of the Deed and continuing thereafter for a period of five (5) years, the Property shall not be used for the purpose of conducting or in connection with (A) the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, or other financial services organization, including, without limitation the installation and operation of an automated teller machine or machines, and/or a night depository or safe deposit boxes; provided, however, that Grantor and its successors and assigns shall not be subject to such restrictions; or (B) any marijuana-related use (including, without limitation, a medical

marijuana dispensary). Grantor shall have the right to enforce such restrictions by injunctive relief in addition to other rights and remedies available at law or in equity.

9. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on or under the land, and mining, drilling and access rights, if any, relating thereto.

To have and to hold unto the said Grantees, their heirs 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 here in since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantors have hereunto set its hand and seal this the 10th day of December 2024.

By: Kathleen A. Taylor, VP

PNC BANK, NATIONAL
ASSOCIATION

By: Kathleen A. Taylor

Its: Vice President

Commonwealth of Pennsylvania

County of Allegheny

This record was acknowledged before me on 12/12/2024 (date)

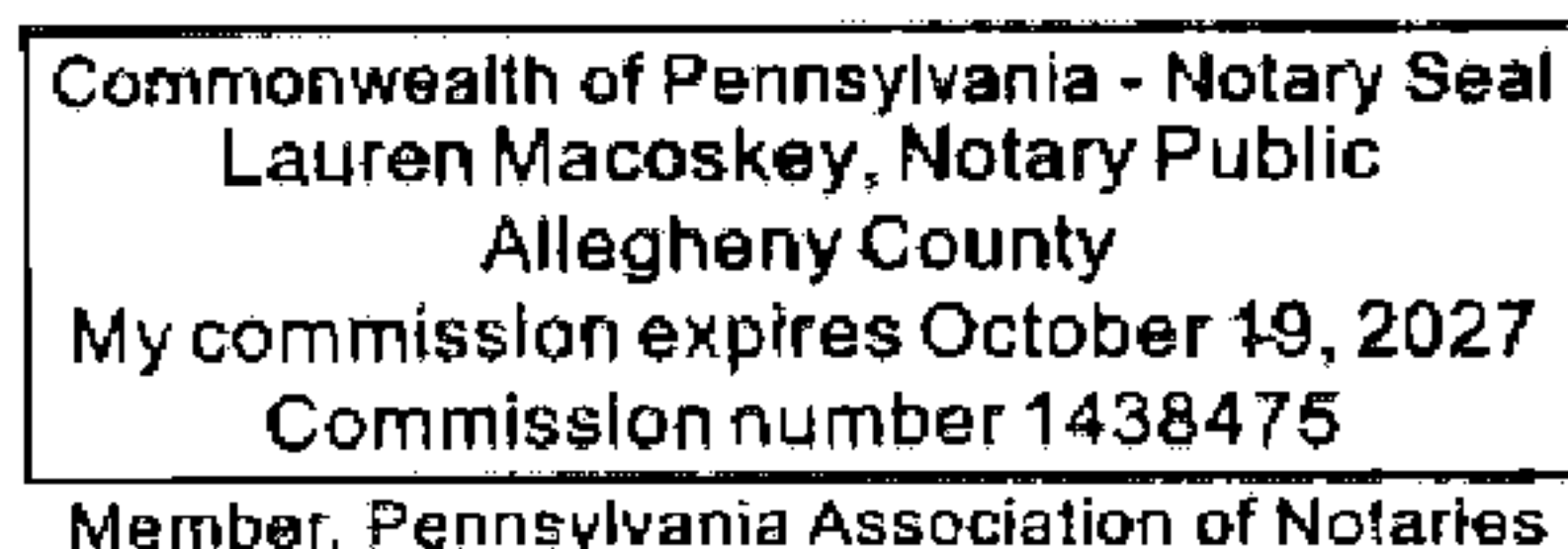
by Kathleen A. Taylor (name(s) of individual(s))

as Vice President (type of authority, such as officer or trustee)

who represent that (he, ~~she~~ or they) are authorized to act on behalf of PNC Bank National Association (name of party on behalf of whom record was executed).

Stamp

Title or officer



Lauren Macoskey
NOTARY PUBLIC

My Commission Expires: 10/19/2027

EXHIBIT "A"

Lot 1, according to the Survey of Central Bank Subdivision, as recorded in Map Book 17, Page 3 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for 2024, a lien not yet due and payable;
2. Mineral and mining rights and rights incident thereto recorded in Volume 177, page 176 in the Probate Office of Shelby County, Alabama;
3. Restrictions, reservations, and easements as shown on recorded Map;
4. Sign Agreement as recorded in Instrument 1992-09483 in the Probate Office of Shelby County, Alabama;
5. Slope easement recorded in Instrument 1992-09484 in the Probate Office of Shelby County, Alabama;
6. Twenty foot easement on West for ingress and egress as recorded in Real Volume 230, page 529 in the Probate Office of Shelby County, Alabama;
7. Public Sanitary Sewer Easement as shown in Map Book 16, page 117, in the Probate Office of Shelby County, Alabama; and
8. Easement for Ingress and Egress recorded in Instrument 1992-9485 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2024 08:25:59 AM
\$1278.00 BRITTANI
20241217000384720

Allen S. Bayl