



20241217000385130 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/17/2024 10:57:29 AM FILED/CERT

**This instrument was prepared by  
and upon recording return to:**

Gail Livingston Mills, Esq.  
Burr & Forman LLP  
420 North 20<sup>th</sup> Street  
Suite 3400  
Birmingham, Alabama 35203

**Send tax notice to:**

JAD3 Hwy 280, LLC  
3075 Healthy Way  
Birmingham, AL 35243

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:** That in consideration of TEN DOLLARS AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to **PMS SHELBY, LLC**, an Alabama limited liability company ("Grantor") in hand paid by **JAD3 HWY 280, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property"), subject to the matters described in Exhibit B attached hereto and made a part hereof.

**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

PMS Shelby, LLC  
c/o Tom Stevens  
3859 South Cove Drive  
Birmingham, AL 35213

Grantee's Name and Mailing Address:

JAD3 Hwy 280, LLC  
3075 Healthy Way  
Birmingham, AL 35243

Property Address:

5301 Highway 280  
Birmingham, AL 35242

Purchase Price:

\$3,000,000.00

Date of Sale:

December 16, 2024

The Purchase Price of the Property can be verified by the closing statement. 100% of the consideration for this Deed is provided by a mortgage being recorded contemporaneously herewith.



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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its duly Authorized Representative on this 16 day of December, 2024.

**GRANTOR:**

**PMS SHELBY, LLC,**  
an Alabama limited liability company

By: 

Tom Stevens  
Its Authorized Representative

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

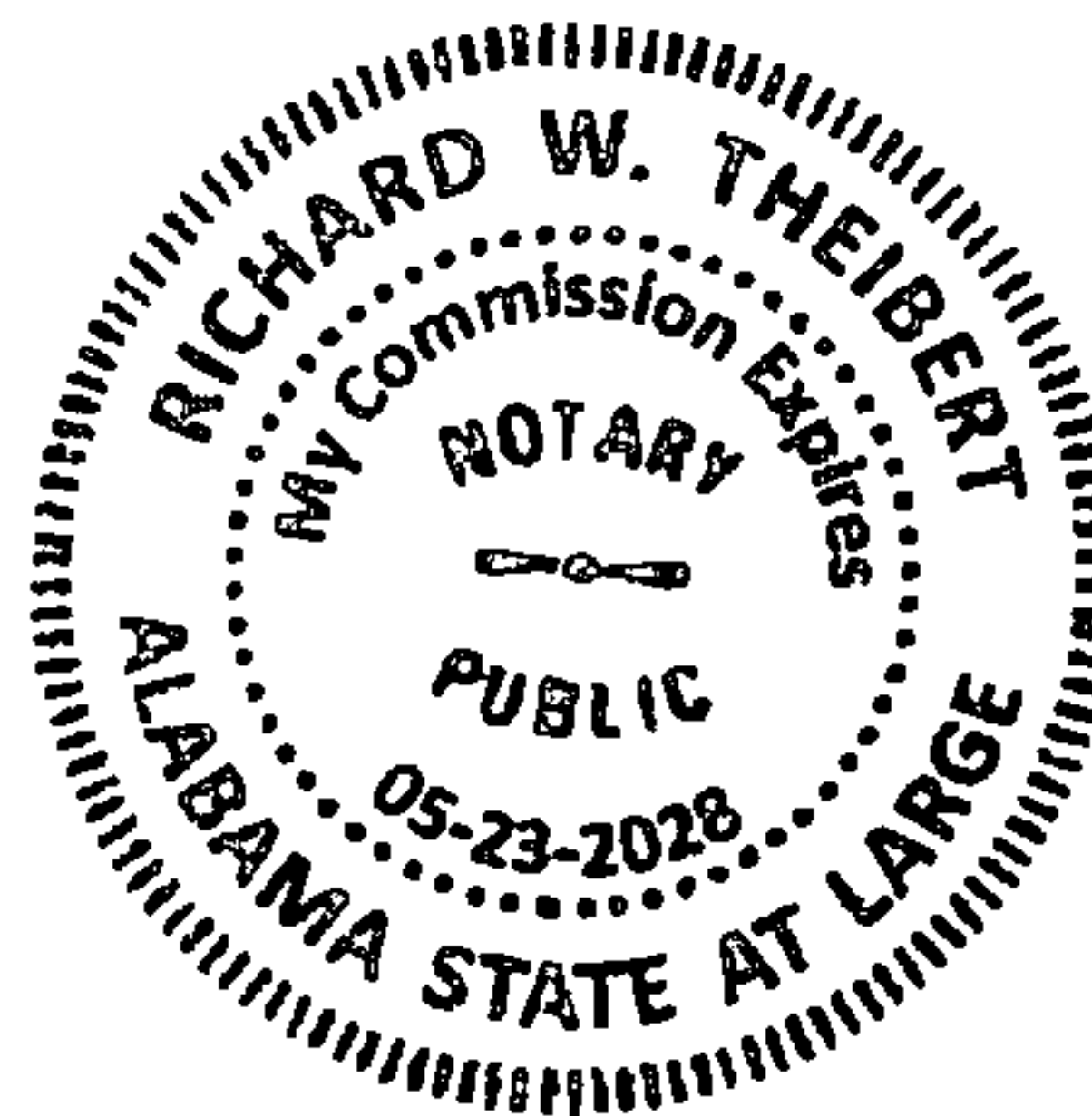
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tom Stevens whose name as the Authorized Representative of **PMS SHELBY, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 16 day of December, 2024.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 5-23-28







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## **EXHIBIT A**

### **Property**

#### **PARCEL 1:**

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said quarter-quarter section for a distance of 1064.0 feet to a point; thence turn an angle left of 90 degrees 42 minutes and run in a Southerly direction for a distance of 820.0 feet to the point of beginning; thence continue on last described course for a distance of 260.0 feet to a point; thence turn an angle right of 90 degrees 42 minutes and run West for a distance of 248.28 feet to a point; thence turn an angle right of 89 degrees 55 minutes and run in a Northerly direction for a distance of 40.59 feet to a point; thence turn an angle left of 90 degrees 00 minutes and run West for a distance of 18.16 feet; thence turn an angle right of 89 degrees 23 minutes and run in a Northerly direction for a distance of 219.43 feet to a point; thence turn an angle right of 90 degrees 42 minutes and run East for a distance of 266 feet to the Point to Beginning.

#### **PARCEL 2:**

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said quarter-quarter section for a distance of 1064.0 feet to a point; thence turn an angle left of 90 degrees 42 minutes and run in a Southerly direction for a distance of 1080.0 feet to the point of beginning; thence continue on last described course for a distance of 194.60 feet to a point on the Northerly right of way line of U.S. Highway No. 280; thence turn an angle right of 83 degrees 13 minutes and run Southwesterly along said right of way line for a distance of 145.63 feet; thence turn an angle right of 54 degrees 47 minutes 30 seconds and run along right of way line for a distance of 141.71 feet to a point; thence turn an angle right of 42 degrees 36 minutes 30 seconds and run in a Northerly direction for a distance of 50.0 feet; thence turn an angle left of 90 degrees 00 minutes and run West for a distance of 10.0 feet; thence turn an angle right of 90 degrees 00 minutes and run in a Northerly direction for a distance of 59.41 feet to a point; thence turn an angle right of 90 degrees 5 minutes and run East for a distance of 248.28 feet to the Point of Beginning.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instruments recorded in Instrument Number 20241206000376720 and 2024120600076730 in the Probate Office of Shelby County, Alabama.
3. Easements with Covenants and Restrictions Affect Land recorded in Instrument Number 2001-14728 in the Probate Office of Shelby County, Alabama.
4. Release of damages as set out in Book 251, Page 686 and Book 251, Page 746 in the Probate Office of Shelby County, Alabama.
5. Easements and notes as shown on the Final Plat of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 60, Page 77A, in the Probate Office of Shelby County, Alabama.
6. Terms and conditions of Temporary Construction Easement dated of even date herewith from Wal-Mart Real Estate Business Trust in favor of PMS Shelby, LLC and Eli's, Inc. recorded contemporaneously herewith.