



20241217000385150 1/5 \$1434.00
Shelby Cnty Judge of Probate, AL
12/17/2024 10:57:31 AM FILED/CERT

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

Gail Livingston Mills, Esq.
Burr & Forman LLP
420 North 20th 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 **ELI'S, INC.**, an Alabama corporation ("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:

Eli's, Inc.
c/o Bouge Stevens
43 Nolen Street
Birmingham, AL 35242

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:

\$2,000,000.00

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.

Shelby County, AL 12/17/2024
State of Alabama
Deed Tax: \$1400.00



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

GRANTOR:

ELI'S, INC.
an Alabama corporation

By: _____


Bogue Stevens
Its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bogue Stevens whose name as President of **Eli's, Inc.**, an Alabama corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

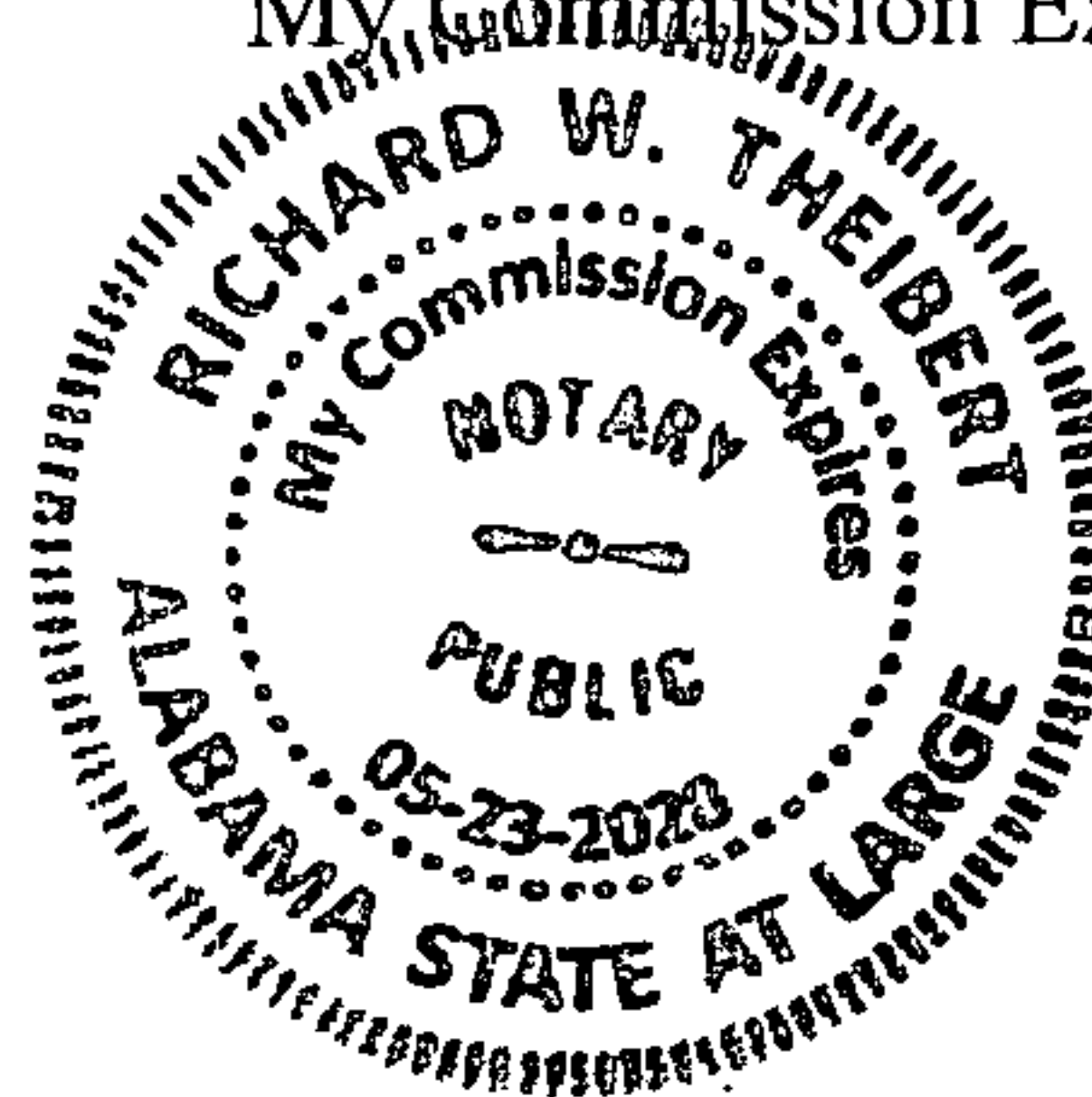
Given under my hand and seal this the 16 day of December, 2024.



Notary Public

[NOTARIAL SEAL]

My Commission Expires: 5-23-28





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EXHIBIT A

Property

A tract of land located in Section 31, Township 18 South, Range 1 West, described as follows:

Commence at the Southeast corner of Section 31, Township 18 South, Range 1 West, thence run North along the East line of said Section a distance of 1663.70 feet; thence turn an angle of 90 degrees 18 minutes 08 seconds to the left and run a distance of 799.06 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 271.52 feet to the North right of way of U.S. Hwy. No. 280; thence turn an angle of 83 degrees 08 minutes to the right and run along said right of way a distance of 267.18 feet; thence turn an angle of 96 degrees 47 minutes to the right and run a distance of 1274.60 feet; thence turn an angle of 90 degrees 42 minutes to the right and run a distance of 266.00 feet; thence turn an angle of 89 degrees 16 minutes 31 seconds to the right and run a distance of 968.27 feet to the Point of Beginning. Situated in the NE 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 West in Shelby County, Alabama and being more particularly described as follows:

As a starting point, start at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 31; thence run in a Westerly direction and along the North boundary of said Northeast Quarter of the Southeast Quarter for a distance of 803.22 feet to the POINT OF BEGINNING of the property herein described; thence with a deflection angle of 90 degrees 23 minutes 39 seconds to the left run in a Southerly direction for a distance of 970.15 to the Northwest corner of James F. Donovan property, as recorded in Deed Book 1996, Page 21512; thence with an interior angle of 90 degrees 01 minute 41 seconds run in a Westerly direction for a distance of 21.31 feet to a point; thence with an interior angle of 269 degrees 14 minutes 24 seconds run in a Southerly direction for a distance of 274.52 feet to a point on the North boundary of U.S. Highway No. 280; thence with an interior angle of 97 degrees 35 minutes 55 seconds run in a Westerly direction and along the North boundary of U.S. Highway No. 280 for a distance of 76.76 feet to a point; thence with an interior angle of 83 degrees 10 minutes 53 seconds run in a Northerly direction for a distance of 373.60 feet to a point; thence with an interior angle of 239 degrees 29 minutes 20 seconds run in a Northwesterly direction for a distance of 178.70 feet to a point; thence with an interior angle of 210 degrees 05 minutes 46 seconds run in a Westerly direction for a distance of 11.43 feet to a point; thence with an interior angle of 90 degrees 04 minutes 36 seconds run in a Northerly direction for a distance of 512.55 feet to a point, said point also being the Southeast corner of Jimmie K. and Samuel J. Turner property as recorded in Deed Book 210, Page 176; thence with an interior angle of 180 degrees 20 minutes 29 seconds continue in a Northerly direction and along the East boundary of said Jimmie K. and Samuel J. Turner property for a distance of 278.84 feet to a point on the North boundary of the Northeast Quarter of the Southeast Quarter of Section 31; thence with an interior angle of 89 degrees 33 minutes 17 seconds run in an Easterly direction and along the North boundary of said Northeast Quarter of the Southeast Quarter for a distance of 264.47 feet to the POINT OF BEGINNING.

-CONTINUED-



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ALSO LESS AND EXCEPT:

15 foot strip of property lying East of property conveyed from Eli's Inc. to Wal-Mart Real Estate Business Trust, a Delaware Business Trust by Exchanged Statutory Warranty Deed recorded 2001-14727 in the Probate Office of Shelby County, Alabama being particularly described as follows:

A parcel of land located in the Northern Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 West in Shelby County, Alabama and being more particularly described as follows:

As a starting point, start at the Northeast Quarter of the Southeast Quarter of said Section 31; thence run in a Westerly direction and along the North boundary of said Northeast Quarter of the Southeast Quarter for a distance of 803.22 feet to the POINT OF BEGINNING of the property herein described; thence with a deflection angle 90 degrees 23 minutes 39 seconds to the left run in a Southerly direction for a distance of 970.15 feet to the Northwest corner of James F. Donovan property, as recorded in Deed Book 1996, Page 21512; thence with an interior angle of 90 degrees 01 minute 41 seconds run in a Westerly direction for a distance of 21.31 feet to a point; thence with an interior angle of 269 degrees 14 minutes 24 seconds run in a Southerly direction for a distance of 274.52 feet to a point on the North boundary of U.S. Highway No. 280; thence with an interior angle of 97 degrees 35 minutes 55 seconds run in a Westerly direction and along the North boundary of U.S. Highway No. 280 for a distance of 75.76 feet to a point; thence with an interior angle of 83 degrees 10 minutes 53 seconds run in a Northerly direction for a distance of 373.60 feet to a point; thence with an interior angle of 239 degrees 29 minutes 20 seconds run in a North Westerly direction for a distance of 178.70 feet to a point; thence with an interior angle of 210 degrees 05 minutes 46 seconds run in Westerly direction for distance of 11.43 feet to a point; thence with an interior angle 90 degrees 04 minutes 36 seconds run in a Northerly direction for a distance 512.55 feet to a point, said also being the Southeast corner of Jimmie K. and Samuel J. Turner property as recorded in Deed Book 210, Page 176; thence with an interior angle of 180 degrees 20 minutes 29 seconds continue in a Northerly direction and along the East boundary of said Jimmie K. and Samuel J. Turner property for a distance of 278.84 feet to a point on the North boundary of the Northeast corner of the Southeast Quarter of Section 31; thence with an interior angle of 83 degrees 33 minutes 17 seconds run in an Easterly direction and along the North boundary of said Northeast Quarter of the Southeast Quarter for a distance of 284.47 feet to the POINT OF BEGINNING.



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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.