

This instrument was prepared by:
James L. Sanders, III
Maynard Nexsen PC
1901 6th Avenue N, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Gary Bernard and Jacqueline Bernard
21197 Chardonnay Drive
Silverhill, Alabama 36576

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **XPRESS INVESTMENTS, LLC**, an Alabama limited liability company (as successor-by-merger to Goodgame Levene, LLP) ("Grantor"), by **GARY BERNARD** and **JACQUELINE BERNARD**, a married couple (collectively, "Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever, subject to the Exceptions.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to the Exceptions.

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:	Grantee's Name and Mailing Address:
Xpress Investments, LLC	Gary Bernard and Jacqueline Bernard
P.O. Box 380216	21197 Chardonnay Drive
Birmingham, Alabama 35238	Silverhill, Alabama 36576

Property Address:	851 1st Street North, Alabaster, Alabama
Date of Sale:	December <u>23</u> , 2024
Total Purchase Price:	\$2,060,000.00
The Purchase Price can be verified in:	☒ Closing Statement

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 19th day of December, 2024.

GRANTOR:

SIGNED IN THE PRESENCE OF:

XPRESS INVESTMENTS, LLC, an Alabama limited liability company

[Signature]
Printed Name: KARLA OLIVERA

By: [Signature]
Name: Douglas A. Levene
Title: Manager

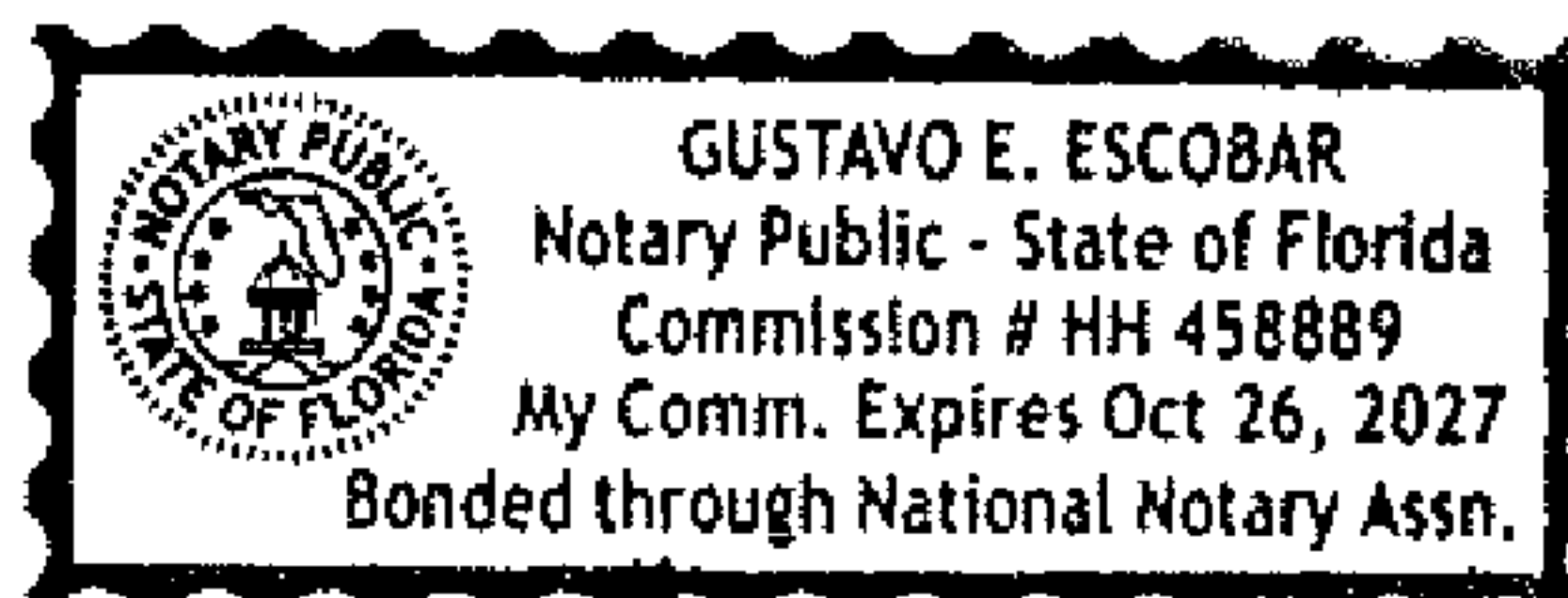
[Signature]
Printed Name: Manon Lorie

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 19th day of December, 2024, by Douglas A. Levene, as Manager of XPRESS INVESTMENTS, LLC, an Alabama limited liability company, on behalf of such company. He is personally known to me or has produced Florida (state) driver's license no. L150-161-63-191-0 as identification.

My Commission Expires: 10-26-2027

(AFFIX NOTARY SEAL)



[Signature]
NOTARY PUBLIC (Signature)

Gustavo E. Escobar
(Printed Name)

Manager
(Title or Rank)

N/A
(Serial Number, if any)

EXHIBIT A
[Legal Description]

A tract of land lying on the Westerly side of Highway #31 and being in the Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at a found concrete monument being at the intersection of the South right of way of Shelby County #66 and the Westerly right of way of Highway # 31; thence run Southerly along the said Westerly right of way of Highway # 31 on an azimuth of 189 degrees 33 minutes 16 seconds Southwesterly 568.85 feet to the corner of a sidewalk, said point being the point of beginning; thence an azimuth of 185 degrees 32 minutes Southwesterly along a segment of a curve to the left, said curve having a central angle of 2 degrees 18 minutes, a radius of 2675.64 feet; thence along a chord to said segment a distance of 107.40 feet to the P.C.; thence an azimuth of 185 degrees 23 minutes along said Westerly right of way a distance of 33.66 feet to a found $\frac{1}{2}$ inch rebar, at a point on the Northerly side of concrete curbing; thence an azimuth 275 degrees 38 minutes Northwesterly along said curbing a distance of 77.43 feet to a found $\frac{1}{2}$ inch rebar, at a point on the Easterly right of way of L & N Railroad; thence an azimuth of 5 degrees 52 minutes Northeasterly along the Easterly right of way of L & N Railroad a distance of 132.12 feet to a nail found in concrete; thence an azimuth of 88 degrees 54 minutes Northeasterly 76.65 feet to the point of beginning. Situated in Shelby County, Alabama.

EXHIBIT B
[Exceptions]

1. Taxes and assessments for the year 2024 and subsequent years not yet due and payable.
2. Any part of the Land lying within the right of way of a public road.
3. Any part of the Land lying within a railroad right of way.
4. Easement to American Telephone and Telegraph Company as recorded in Deed Book 232, Page 538.
5. Easement to Alabama Power Company as recorded in Deed Book 170, Page 252 and Deed Book 179, Page 89.
6. Memorandum of Lease by and between Xpress Investments, LLC, and Express Oil Change, LLC, as recorded in Inst. # 20210126000042600.
7. Rights of interested parties under outstanding unrecorded leases.
8. Easement to Spring Communications Company by court order, recorded in Inst. # 20120217000059230.
9. Permits to Alabama Power Company recorded in Deed Book 103, Pages 45, 46, 47, 48, 49, 51, 52 and 53, and Deed Book 281, Page 258.
10. Easement to AT&T as recorded in Deed Book 168, Page 472.
11. Rights of way granted to Shelby County as recorded in Deed Book 102, Page 446; Deed Book 102, Pages 451 and 454 and Deed Book 256, Page 873.
12. All matters shown on that certain ALTA survey prepared by the Matthews Company, dated October 25, 2019 as project no. 19081-02003.
13. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not such interests or rights excepted appear in the public records of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2024 01:13:58 PM
\$2094.00 CHARITY
20241223000391020

Allen S. Bayl