

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Metro Hospitality, LLC

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Edwin B. Lumpkin, Jr., a single man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Metro Hospitality, LLC* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.
Edwin B. Lumpkin, Edwin Lumpkin, Edwin Brooks Lumpkin and Eddie Lumpkin are one in the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of December 2024.


Edwin B. Lumpkin, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

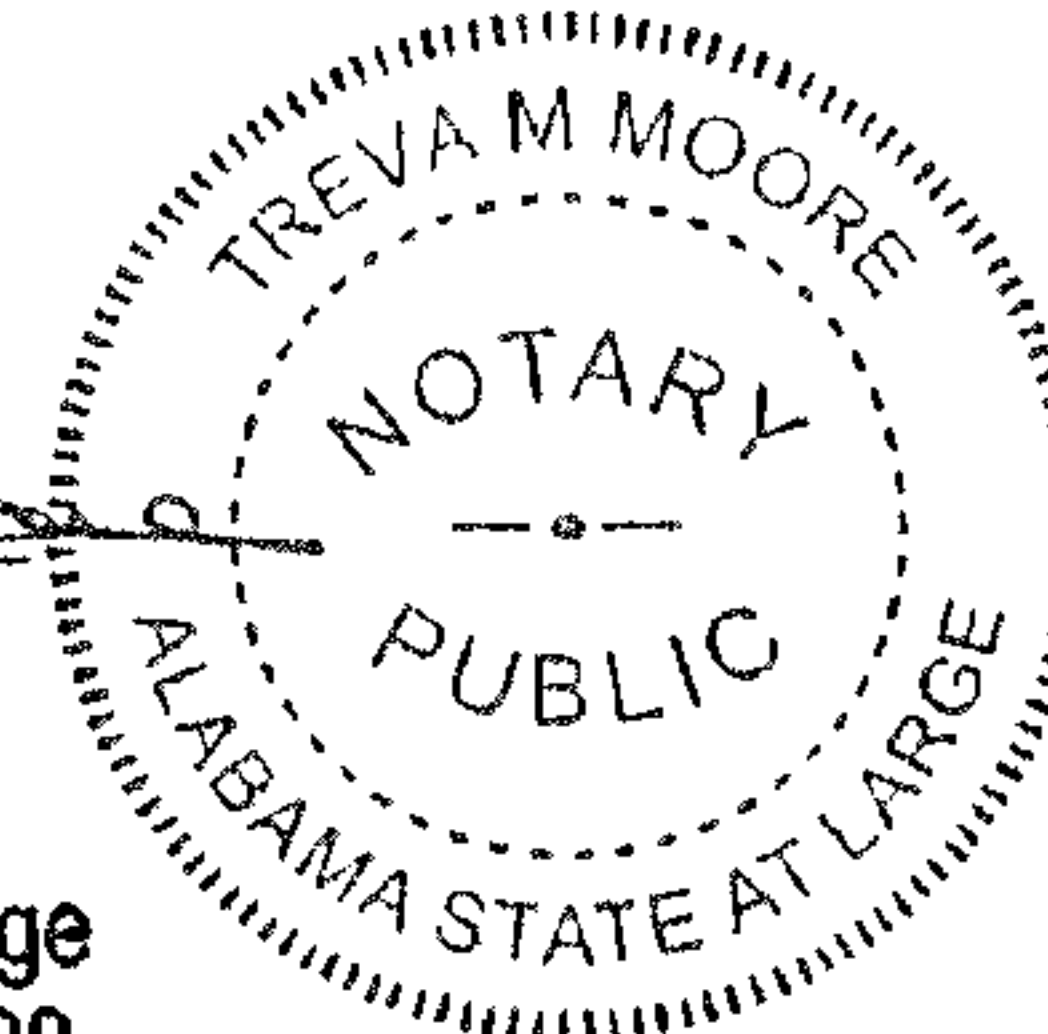
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Edwin B. Lumpkin, Jr.*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December 2024.


Notary Public

My Commission Expires:

Treva M Moore
Notary Public, Alabama State At Large
My Commission Expires April 3, 2028



Poor Quality

Exhibit "A"- Legal Description**Parcel # 28-2-04-0-001-012.013 / 109 Metro Dr., Calera**

A parcel of land situated in the Southwest Quarter of the Northeast Quarter, and the South Half of the Northwest Quarter, both lying in Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an axle found at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama; thence run N88°21'57"W along the South boundary line of said quarter-quarter for a distance of 623.07 feet to a concrete monument found on the Northerly right-of-way line of I-65 (180 feet right); thence run N52°38'31"W along said right-of-way line for a distance of 954.39 feet to a concrete monument found (180 feet right of 305+85.9), said point also being on the Easterly right-of-way line of CSX Railroad; thence run N07°24'26"W along said right-of-way line for a distance of 801.37 feet to a 1 ³/₄" open top iron found, said point also being on the North boundary line of the North Half of the Northwest Quarter of Section 4, Township 22 South, Range 2 West; thence run S88°43'04"E along said North boundary line for a distance of 2352.52 feet to the West right-of-way line of Highway 31 (right-of-way width 100 feet), said point also being a ³/₄" rebar found; thence run S10°16'53"E along said right-of-way line for a distance of 843.85 feet to a capped iron found (CA00279); thence leaving said right-of-way line, run N89°46'42"W for a distance of 1036.67 feet to a capped iron found (CA00279); thence run S02°06'24"E for a distance of 512.99 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2025 02:01:00 PM
\$528.00 BRITTANI
20250318000080540

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Edwin B. Lumpkin Jr
 Mailing Address 100 Metro Pkwy
Pelham AL
35124

Grantee's Name Metro Hospitality LLC
 Mailing Address 100 Metro Pkwy
Pelham AL
35124

Property Address 109 Metro Dr.
Calera, AL
35124

Date of Sale 12-30-24
 Total Purchase Price \$ 5

or
 Actual Value \$

or
 Assessor's Market Value \$ 500,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

tax Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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).

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 12-30-24

Print Mike T. Harrison

Unattested

(verified by)

Sign Mike T. Harrison

(Grantor/Grantee/Owner/Agent) circle one