

**This Instrument Prepared By  
And Please Return To:  
Dentons Sirote, PC  
2311 Highland Avenue South  
Birmingham, Alabama 35205  
Attn: Crystal H. Walls**

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )

Send Tax Notice to:  
Valleydale New Day, LLC  
c/o LIV Development  
2204 Lakeshore Drive, Suite 450  
Birmingham, Alabama 35209

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, effective as of the 6th day of August, 2025, for and in consideration of the **sum of FIVE MILLION SIX HUNDRED FIFTEEN THOUSAND and No/100 Dollars (\$5,615,000.00)**, as can be verified by the closing statement, and other good and valuable consideration to

**THE CAR WASH GUYS, SERIES LLC,**  
an Alabama limited liability company,  
having a mailing address of **PO Box 14 Jasper, Alabama 35502, 900 Hwy 78 E, #102, Jasper, Alabama 35501**

(herein referred to as "Grantor"), in hand paid by

**VALLEYDALE NEW DAY, LLC,**  
a Delaware limited liability company,  
having a mailing address of **2204 Lakeshore Drive, Suite 450, Birmingham, Alabama 35209**

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged and which can be verified by the closing statement, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Jefferson County, Alabama (herein referred to as the "**Property**"; the Property having a **property address of 4505 Valleydale Road, Birmingham, Alabama 35242**), to-wit:

Lot 1-A, according to the Final Plat of a Resurvey of Lots 1 and 2 of Collin's Addition to Valley Dale, as recorded in Map Book 57, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama.

Being the same Property conveyed to Grantor via Corporation Form, Warranty Deed recorded in Instrument # 20221025000399710, in the Office of the Judge of Probate, Shelby County, Alabama.

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of any Grantor in and to any and all roads, alleys and ways bounding said premises.

**This conveyance is made subject to the following:**

1. The lien for 2025 ad valorem taxes not yet due and payable.
2. Notes, building lines, easements, restrictions and other matters as shown on plat recorded in Map Book 7, Page 154 and Map Book 57, Page 34.
3. Terms and conditions of that certain conveyance to Shelby County recorded in Instrument No. 2016090800032560.

**TO HAVE AND TO HOLD** to the said Grantee, and to Grantee's successors and assigns, in fee simple forever against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

**REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -  
Signature Page Follows]**

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized representative effective as of the date first above written.

**GRANTOR:**

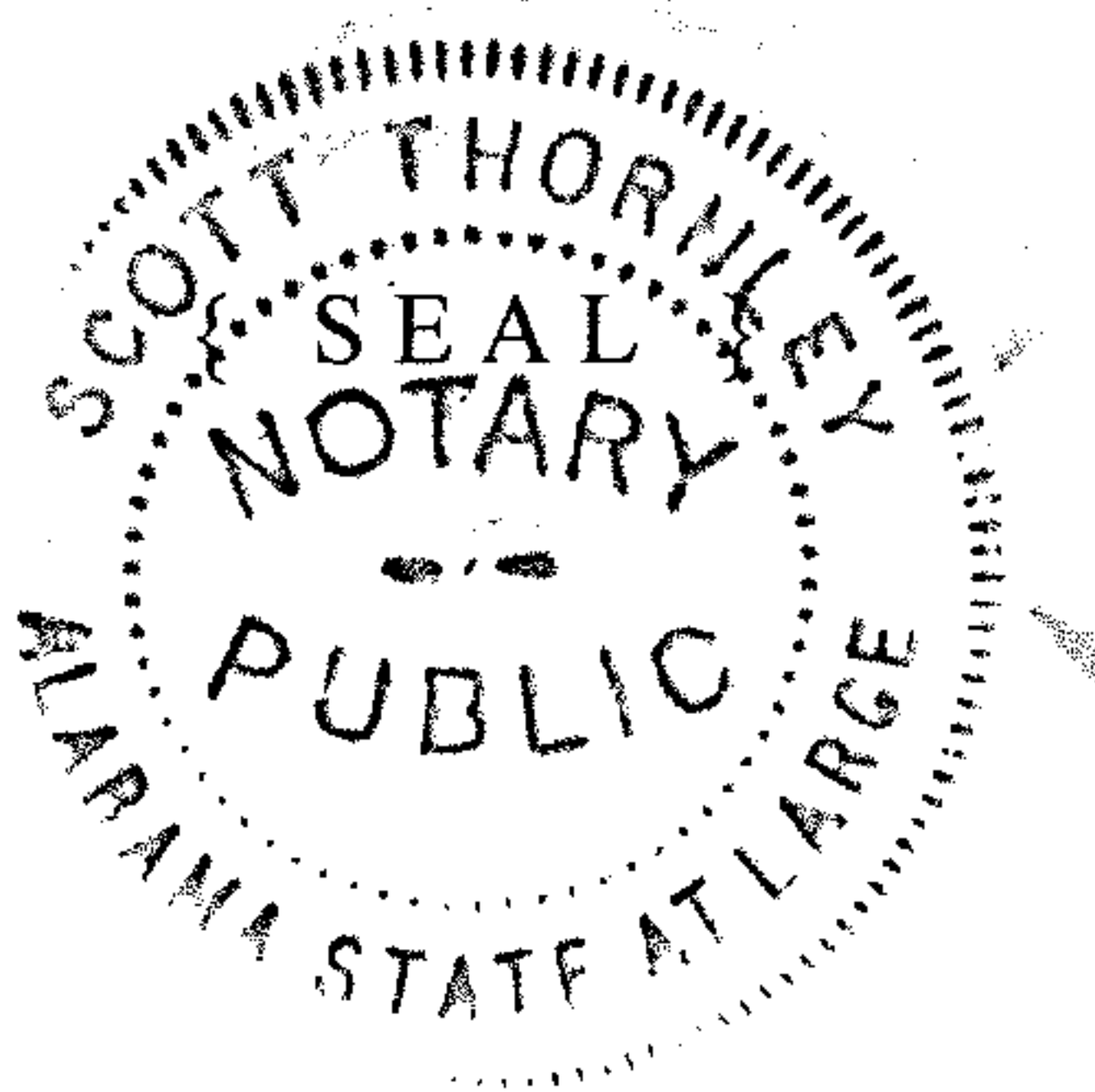
**THE CAR WASH GUYS, SERIES LLC,**  
an Alabama limited liability company

By: [Signature]  
Name: Charles Dillard  
Title: member / Authorized Signatory

STATE OF ALABAMA )  
COUNTY OF Walker )

I, Scott Thornley a Notary Public in and for the said County in the said State, do hereby certify that \_\_\_\_\_, the \_\_\_\_\_ of The Car Wash Guys, Series LLC, an Alabama limited liability company, whose name is signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of said instrument, s/he voluntarily executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 6th day of August, 20225.



[Signature]  
Notary Public  
My Commission Expires: 5/31/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/07/2025 09:59:15 AM  
\$358.00 JOANN  
20250807000240830

Alvin S. Bayl