

**PREPARED BY:**

**Brendan Carey, Esq.  
McDonald's Corporation  
110 N. Carpenter St.  
Chicago, IL 60607-2101**

**After recording return to:  
Kimberly T. Warburton  
110 N. Carpenter St.  
Chicago, IL 60607-2101**

**Send tax bill to:  
McDonald's Corporation  
Attn: Dept 027 – Real Estate Tax  
(L/C: 001-0121)  
110 N. Carpenter St.  
Chicago, IL 60607-2101**

*Space above this line for recorder's use only*

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**THIS DEED** is made as of the 30 day of September, 2025, and legally effective as of July 1, 2003, (the "Effective Date"), by and between **McDONALD'S CORPORATION**, a Delaware corporation, having its principal place of business at 110 N. Carpenter Street, Chicago, IL 60607-2101, as Grantor, and **McDONALD'S REAL ESTATE COMPANY**, a Delaware corporation, whose mailing address is 110 N. Carpenter St., Chicago, IL 60607-2101, as Grantee.

**WITNESSETH:**

That for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00), the receipt of which is acknowledged, Grantor grants and conveys, with Warranty, unto the Grantee, the real property described on Exhibit A attached hereto and made a part hereof (the "Premises").

**Fidelity National Title Insurance Company**  
2800 Corporate Exchange Drive, Suite 380  
Columbus, Ohio 43231  
Tel: 614-865-1562  
File Number: GLW2501465

Tax I.D. Numbers: 02-7-36-0-001-008.003

**TO HAVE AND TO HOLD** the Premises, together with all improvements located, thereon, all easements, rights and appurtenances, Grantor's rights in adjoining streets and right of ways, if any.

**SUBJECT TO as of the Effective Date:** (1) an unrecorded operator's lease with a franchisee operating the McDonald's restaurant; (2) all covenants, conditions, restrictions, reservations, encumbrances, easements and declarations or other matters of record, if any; and (3) current taxes and assessments not yet due and payable from the Effective Date and subsequent years.

**AND GRANTOR** binds itself and its successors and assigns to forever warrant and defend the right, title and interest in and to the Premises unto Grantee and assigns against the claims of all persons claiming by, through or under Grantor, but no further, subject to the matters set forth above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, McDonald's Corporation, a Delaware corporation, does affix its corporate name by and through Brendan Carey, as Senior Counsel of McDonald's Corporation, a Delaware corporation, pursuant to a resolution of the Board of Directors of the corporation approving the same which is still in full force and effect as of the date of this Deed.

McDonald's Corporation,  
a Delaware corporation

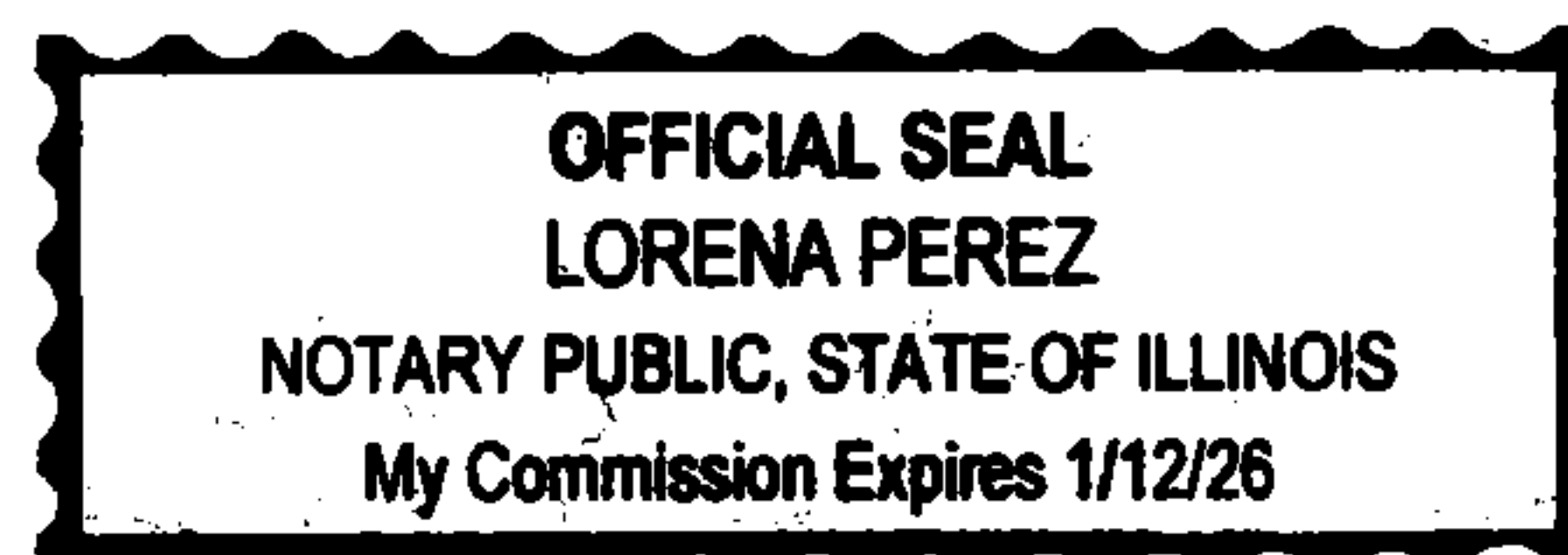
By: \_\_\_\_\_  
Name: Brendan Carey  
Title: Senior Counsel

STATE OF ILLINOIS       )  
                                      )  
COUNTY OF COOK       )       SS:

I, Lorena Perez, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Brendan Carey, as Senior Counsel of McDonald's Corporation, a Delaware corporation, personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such Senior Counsel appeared before me this day in person and acknowledged before me that he signed, sealed and delivered the said instrument as his free and voluntary act as such Senior counsel, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30 day of September 2025.

Lorena Perez  
Notary Public: Lorena Perez       My commission expires: 1/12/26



**EXHIBIT A**  
**Legal Description of the Premises**

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the N.W. corner of Section 36, Township 18 South, Range 2 West and run South along the West line of said section a distance of 277.41 feet to a point on the Northeasterly right-of-way line of U.S. Highway #280; thence 53 degrees 01 minute 13 seconds to the left in a Southeasterly direction along the Northeasterly right-of-way line of U.S. Highway #280 a distance of 254.49 feet to a point; thence 0 degrees 32 minutes 45 seconds to the right in a Southeasterly direction along the Northeasterly right-of-way line of U.S. Highway #280 a distance of 325.23 feet to the point of beginning; thence continue along the last stated course a distance of 177.50 feet to a point on the Northwesterly line of a proposed 60-foot wide right-of-way for Cahaba Park South Drive; thence 94 degrees 34 minutes 26 seconds to the left in a Northeasterly direction along the Northwesterly line of a proposed 60 foot wide right-of-way for Cahaba Park South Drive a distance of 197.20 feet to the P.C. (point of curve) of a curve to the right having a radius of 1282.00 feet and a central angle of 3 degrees 29 minutes 54 seconds; thence along the arc of said curve in a Northeasterly direction along the Northwesterly line of a proposed 60 foot wide right-of-way for Cahaba Park South Drive a distance of 78.27 feet to a point; thence 88 degrees 55 minutes 28 seconds to the left (angle measured to tangent) in a Northwesterly direction a distance of 169.91 feet to a point; thence 92 degrees 30 minutes to the left in a Southwesterly direction a distance of 275.00 feet to the point of beginning.

The above described property is also known as Lot 1, according to the map of Cahaba Park South, as recorded in Map Book 9, Page 164, in the Probate Office of Shelby County, Alabama,

Situated in Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name McDonald's Corporation  
 Mailing Address 110 N. Carpenter St.  
Chicago, IL 60607

Grantee's Name McDonald's Real Estate Company  
 Mailing Address 110 N. Carpenter St.  
Chicago, IL 60607

Property Address 4625 Hwy 280  
Birmingham, AL 35242

Date of Sale 1/1/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$403,360

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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County Property Tax Commissioner

☐ Closing Statement

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 7/7/2025

Print Brendan Carey, Senior Counsel of McDonald's Corporation, and authorized signatory

~~Filed and Recorded~~

Official Public Records

attested Judge of Probate, Shelby County Alabama, County Clerk

Sign

Shelby County, AL (verified by)

(Grantor/Grantee/Owner/Agent) circle one

10/31/2025 10:25:23 AM

\$437.50 JOANN

20251031000334010

*Allen S. Bayal*

**Form RT-1**

