

011-924611

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
5050 Beabout Dr
Birmingham, AL 35244

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Kumo Sushi Lounge Investigates Inc, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A" Attached hereto and made a part hereof


THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 10, 2025

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated November 15, 2025 and recorded on June 30, 2025 in Instrument Number 20250630000196950.

TO HAVE AND TO HOLD to the said Kumo Sushi Lounge Investigates, Inc, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 7th day of November, 2025.

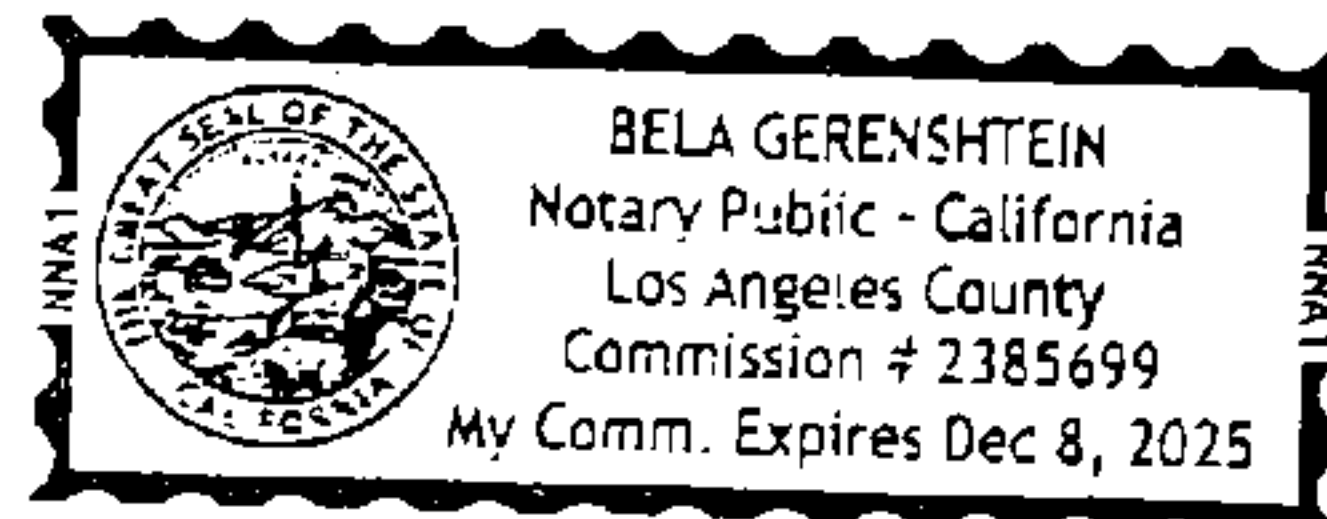
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: Asset Manager Contractor

By: 
Diana Alon
HUD Delegated Authority

STATE OF California
COUNTY OF Los Angeles

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Diana Alon, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date November 7th, 2025, by virtue of the authority vested in him/her by the delegation of authority, and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 7th day of November, 2025.




NOTARY PUBLIC
My Commission Expires: Dec 8, 2025

THIS INSTRUMENT PREPARED BY:
David Jamieson, Attorney at Law
AFTER RECORDING RETURN TO: Smith Closing & Title, LLC, 1855 Data Drive, Suite 255,
Hoover, AL 35244

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN INSTRUMENT NUMBER 20190204000034920 AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 175.00 FEET; THENCE TURN 92 DEGREES 11 MINUTES RIGHT AND RUN EASTERLY 170.00 FEET; THENCE TURN 87 DEGREES 49 MINUTES RIGHT AND RUN SOUTHERLY 175.00 FEET TO A POINT OF THE SOUTH BOUNDARY OF SAID EAST 1/2 OF EAST 1/2 OF SW 1/4; THENCE 92 DEGREES 11 MINUTES RIGHT AND RUN 170.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH RANGE 2 WEST; THENCE RUN NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 605.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 60.00 FEET, THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 56 SECONDS EAST A DISTANCE OF 61.53 FEET; THENCE RUN SOUTH 02 DEGREES 17 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 39.97 FEET TO THE POINT OF BEGINNING.

ALSO; AN EASEMENT FOR INGRESS AND EGRESS TO A PUBLIC ROAD (VALLEYDALE ROAD) SAID EASEMENT TO BE OVER AN EXISTING PAVED DRIVE AS PRESENTLY LOCATED, SAID PAVED DRIVE BEING LOCATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID 1/4 SECTION 170.00 FEET; THENCE TURN 92 DEGREES 11 MINUTES LEFT AND RUN NORTHERLY 95.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE 14 DEGREES 00 MINUTES RIGHT AND 180.00 FEET; THENCE 83 DEGREES 40 MINUTES LEFT AND 40.00 FEET; THENCE 49 DEGREES 00 MINUTES RIGHT AND 55.00 FEET; THENCE 28 DEGREES 40 MINUTES 36 SECONDS RIGHT AND 595.52 FEET; THENCE 3 DEGREES 20 MINUTES 36 SECONDS LEFT AND 58.70 FEET TO THE POINT OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 47 DEGREES 02 MINUTES AND RADIUS OF 227.50 FEET, THENCE RUN ALONG SAID CURVE 186.75 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE LEFT AND SOUTHWESTERLY ALONG SAID ROAD RIGHT OF WAY LINE 20.37 FEET; THENCE 100 DEGREES 52 MINUTES LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 48 DEGREES 00 MINUTES AND A RADIUS OF 207.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE 173.83 FEET TO THE POINT OF TANGENT TO SAID CURVE; THENCE SOUTHERLY ALONG THE TANGENT TO SAID CURVE 68.16 FEET; THENCE 3 DEGREES 20 MINUTES 36 SECONDS RIGHT AND 590.88 FEET; THENCE 28 DEGREES 40 MINUTES 36 SECONDS LEFT AND 78.00 FEET; THENCE 33 DEGREES 37 MINUTES

58 SECONDS RIGHT AND 85.04 FEET; THENCE 100 DEGREES 46 MINUTES 58 SECONDS LEFT AND 25.00 FEET; THENCE 87 DEGREES 49 MINUTES RIGHT AND 80.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 665.88 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF A 12 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING 6 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN NORTH 02 DEGREES 48 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 86.19 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES 21 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AND CHORD BEARING NORTH 41 DEGREES 29 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 31.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.76 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 80 DEGREES 10 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 116.50 FEET TO THE ENDING POINT OF SAID EASEMENT. ALL SITUATED IN SHELBY COUNTY, AL..

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

Grantor's Name Secretary of Housing and
Urban Development Case#011-924611
 Mailing Address 451 7th Street Southwest
Washington, DC 20410

Grantee's Name Kumo Sushi Lounge
Investigates, Inc.
 Mailing Address 1205 Lake Drive Southeast
STE 109
Bessemer, AL 35022

Property Address 5050 Beabout Drive
Birmingham, AL 35244

Date of Sale November 10, 2025
 Total Purchase Price \$220,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

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

☐ 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 November 10, 2025

Print

Anthony Metcalfe

☐ Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/13/2025 11:43:36 AM

\$254.00 JOANN

20251113000348700

Form RT-1



Allen S. Bayl