



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

City Hall Annex - 1412 9th St., Leeds, AL 35094

January 28, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of November 2024 Meeting
2. Meeting minutes of December 2024

OLD BUSINESS:

3. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.
4. A24-000030 - A request by Austen Trowell, Applicant, Rockhampton LLC, Owner to reduce the front setback from twenty (20) feet to fifteen (15) feet as required by ordinance at 1257 Mailand Rd, 35094, TPID Part of 2500153001004.001, Zoned R-2, Single Family District (Litigation), Jefferson County.
5. A24-000031 - A request by Parkman Solutions LLC dba Remnant Coffee, Applicant, Leeds Properties, Owner, to allow a mobile food truck (coffee) at 7480 Parkway Dr, 35094, TPID: 2500201007006000, Jefferson County, Zoned, B-2, General Business District.

OTHER BUSINESS:

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. Minutes of November 2024 Meeting



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

City Hall Annex - 1412 9th St., Leeds, AL 35094

November 19, 2024 @ 5:00 PM

CALL TO ORDER:

Meeting called at 5:15PM.

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Mark Musgrove
Board Member Gerald Miller
Board Member Andy Watkins

ABSENT

Board Member Brad Pool

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

None presented.

OLD BUSINESS:

None.

OTHER BUSINESS:

1. A24-000025 - A request by Engineering Design Group - Austin Trowell, Applicant, Rauch-Coleman, Owner, to reduce the front setback from twenty (20') feet to fifteen (15") feet at Lot 88 Rock Hampton Phase 2 to push the house closer to the road. The current plot plan of the lot and house plan would have the house too close to the top of a slope and fence they had to build at the top at 1257 Maitland Rd, 35094, TPID Part of 2500173001036.001, Jefferson County, Zoned R-2, Single Family District (Court Action).

Austin Trowell - 8205 Cottage Lane.

Speaking on behalf of Rauch-Coleman, they are requesting the setback to change from twenty feet to fifteen feet due to the very large slope in the backyard.

Motion made by Board Member Musgrove to deny request.

Seconded by Board Member Watkins.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passed to deny the variance.

2. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

Laura Barnes representing Gonzalez & Rodriguez the property owners.

Mrs. Barnes stated that this is a commercial business and not a home.

Mrs. Barnes asked for this case to be tabled until the next meeting to do more research on the property and it's history.

Motion made by Board Member Watkins to approve the motion to table to the next meeting.

Seconded by Board Member Musgrove.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion approved.

ADJOURNMENT:

Adjourned at 5:39PM.

Motion made by Board Member Watkins.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Mr. Mike McDevitt, Chairman

File Attachments for Item:

2. Meeting minutes of December 2024



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

City Hall Annex - 1412 9th St., Leeds, AL 35094

December 17, 2024 @ 5:00 PM

CALL TO ORDER:

Meeting called at 5:16 PM.

ROLL CALL:

PRESENT

Board Member McDevitt
Board Member Musgrove
Board Member Miller
Board Member Watkins

ABSENT

Board Member Pool

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Minutes from November 19, 2024.

OLD BUSINESS:

1. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

Tabled to the next meeting.

Motion made by Board Member Musgrove to table until next meeting.

Seconded by Board Member Miller.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion approved.

OTHER BUSINESS:

2. A24-000027 - A request by Judy Fernambucq, Applicant, SDH Alabama, Owner, For Compliance - to reduce the front setback from twenty (20) feet to eighteen (18) feet as

required by ordinance, at 2008 Valley Run, 35094, TPID:2601110001047004, St. Clair Co., R-6, Patio Home District.

Judy Fernambucq - 2008 Valley Run, Judy spoke on the case.

Trip Galloway (Smith Douglas) Attorney, asked to modify to be at 19th, corner lot.

No one to speak for or against.

No recommendations from staff.

Motion made by Board Member Miller to approve.

Seconded by Board Member Musgrove.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passed.

3. A24-000028 - A request by Austin Freeze, Applicant and Owner, to allow an accessory building of 900 sq ft which exceed the 25% of primary residence habitable space of 603 sq ft permitted, at 8303 Dunnivant Rd, 35094, TPID: 25002820005009.000, Zoned: R-2, Single Family District, Jefferson County.

Austin Freeze - 8308 Dunnivant Road.

The applicant spoke about replacing the storage building that was already in place and stated that he had no other storage space. The storage unit would be the same size as the previous building. No power to the building right now.

No one to speak for or against.

No recommendations from staff.

Motion made by Board Member Miller to approve.

Seconded by Board Member Watkins.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passed.

4. A24-000029 - A request by Danny Buchanan, LEE LAYNE J & FREDA , Owners to allow a car wash at 1800 Ashville Rd, 35094, TPID: 2602100004005600, St. Clair Co.Zoned, B-2 General Business District.

Danny Buchanan - 426 Martin St South.

Danny spoke about opening a new car wash.

Jim McGrear spoke on the case (property owner) in favor of.

No one to speak against the case.

Motion made by Board Member Watkins to approve.

Seconded by Board Member Musgrove.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passed.

5. A24-000030 - A request by Austen Trowell, Applicant, Rockhampton LLC, Owner to reduce the front setback from twenty (20) feet to fifteen (15) feet as required by ordinance at 1257 Mailand Rd, 35094, TPID Part of 2500153001004.001, Zoned R-2, Single Family District (Litigation), Jefferson County.

Tabled to next meeting.

Motion made by Board Member Miller to table to next meeting.

Seconded by Board Member Watkins.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion approved.

ADJOURNMENT:

Adjourned at 5:38 PM.

Motion made by Board Member Watkins.

Mr. Mike McDevitt, Chairman

File Attachments for Item:

3. A24-000026 - A request by Barnes and Bares Law Firm, Applicant, GADDIS LADANA SHELBORNE, Owner, to allow a used car lot in the R-2, Single Family District in lieu of the required B-2, General Business District and as a special exception, at 7108 Erie St, 35094, TPID 250017001036001, Jefferson County.

D Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$80.00
c: JABESS

THIS INSTRUMENT PREPARED BY: Send Tax Notice To:
BARNES & BARNES LAW FIRM, P.C. JUAN CARLOS GONZALEZ and
MARISELA RODRIGUEZ
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

7730 France Ave
LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand and 00/100 (\$80,000.00) to the undersigned Grantor, LADANA SHELBOURNE GADDIS, an unmarried woman (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

Commence at the NW corner of the N 1/2 of the NE 1/4 of the SW 1/4 of Section 17, Township 17 south, Range 1 East; thence run South along the West line of said 1/4- 1/4 section line 100.0 feet to an existing iron; thence turn left 89 degrees 34 minutes 41 seconds and run East 213.68 feet to the point oof beginning; thence continue along the last described course 169.32 feet; thence turn right 88 degrees 54 minutes 55 seconds and run Southerly 387.31 feet; thence run right 97 degrees 11 minutes 36 seconds ad run West 178.38 feet; thence turn right 84 degrees 01 and run North 368.17 feet to the point of beginning. Said tract containing 1.50 acres more or less, Situated in Jefferson County Alabama.

Property address: 7108 ERIE STREET NORTHWEST , LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

☐ TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as

aroesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 12th day of September, 2024.


LADANA SHELBOURNE GADDIS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LADANA SHELBOURNE GADDIS, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2024.


Adriana Vargas
NOTARY PUBLIC

ADRIANA VARGAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244013123
MY COMMISSION EXPIRES APRIL 2, 2028

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

Grantor's Name:	LADANA SHELBOURNE GADDIS	Grantee's Name:	JUAN CARLOS GONZALEZ and MARISELA RODRIGUEZ
Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Mailing Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094
Property Address:	7108 ERIE STREET NORTHWEST LEEDS, AL 35094	Date of Sales:	September 12th, 2024
	Total Purchase Price:		(\$80,000.00)
	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 ☐ Tax Appraisal
☐ Sales Contract ☐ Other Tax Assessment
☒ 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.

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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: September 12th, 2024

Print Laura L. Barnes

 Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for I am petitioning behalf of Juan Carlos Gonzalez and Marisela Rodriguez the new purchaser of this parcel. They want to open a retail car lot.

The is the former location of the Patio Lounge owned by Mr. and Mrs. Shelbourne.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A24-000026
APPLICANT NAME:	Jeremy Deason
PROPERTY OWNER:	SHELBORNE GADDIS LADANA EXECUTOR OF ESTATE
TAX PARCEL ID#S:	2500173001036001
PROPERTY ADDRESS:	7108 ERIE ST; LEEDS, AL 35094
PROPERTY ZONING:	R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: November 19, 2024
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

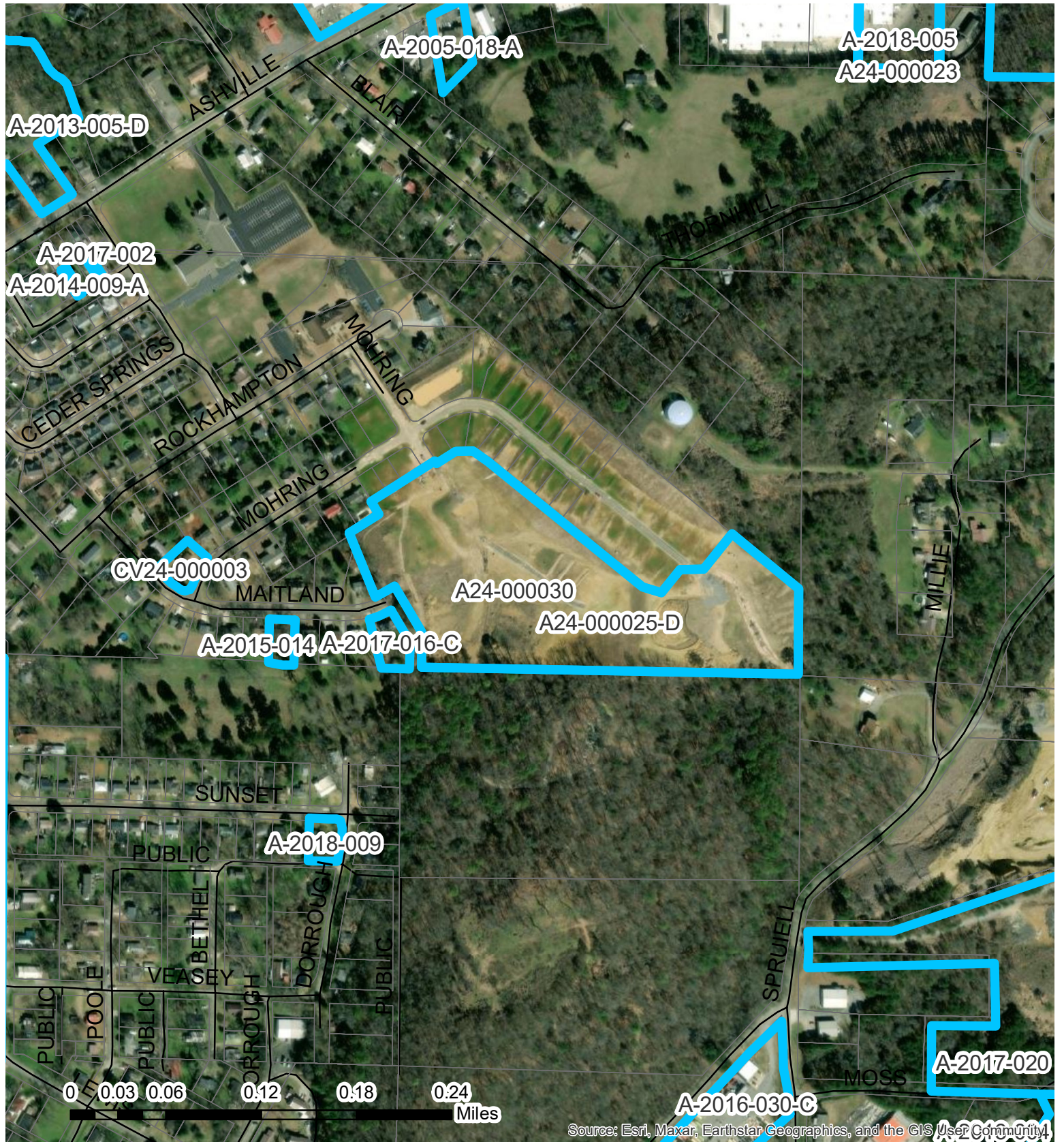
Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

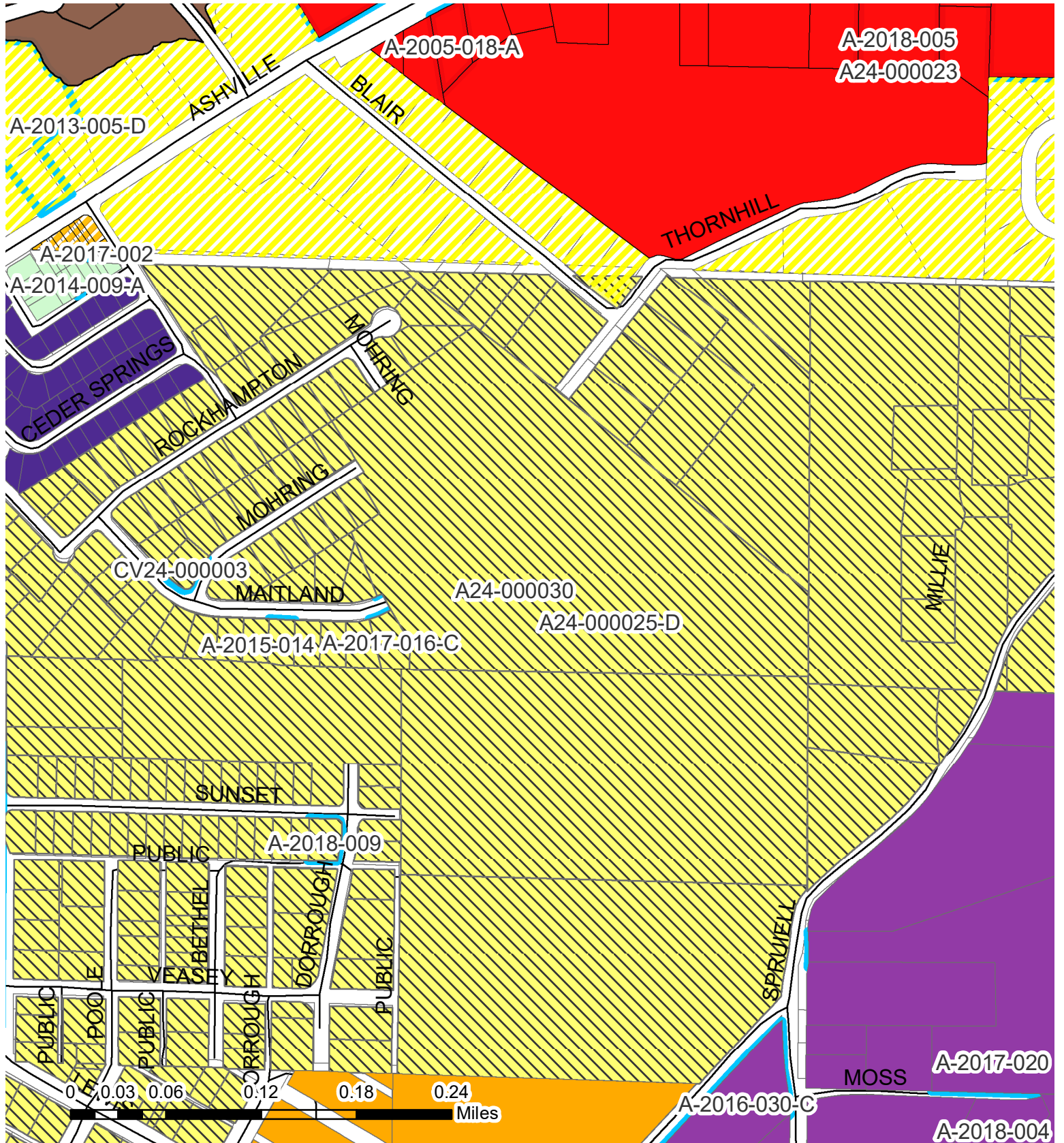
File Attachments for Item:

4. A24-000030 - A request by Austen Trowell, Applicant, Rockhampton LLC, Owner to reduce the front setback from twenty (20) feet to fifteen (15) feet as required by ordinance at 1257 Mailand Rd, 35094, TPID Part of 2500153001004.001, Zoned R-2, Single Family District (Litigation), Jefferson County.

A24-000030 1257 MAITLAND RD AERIAL MAP



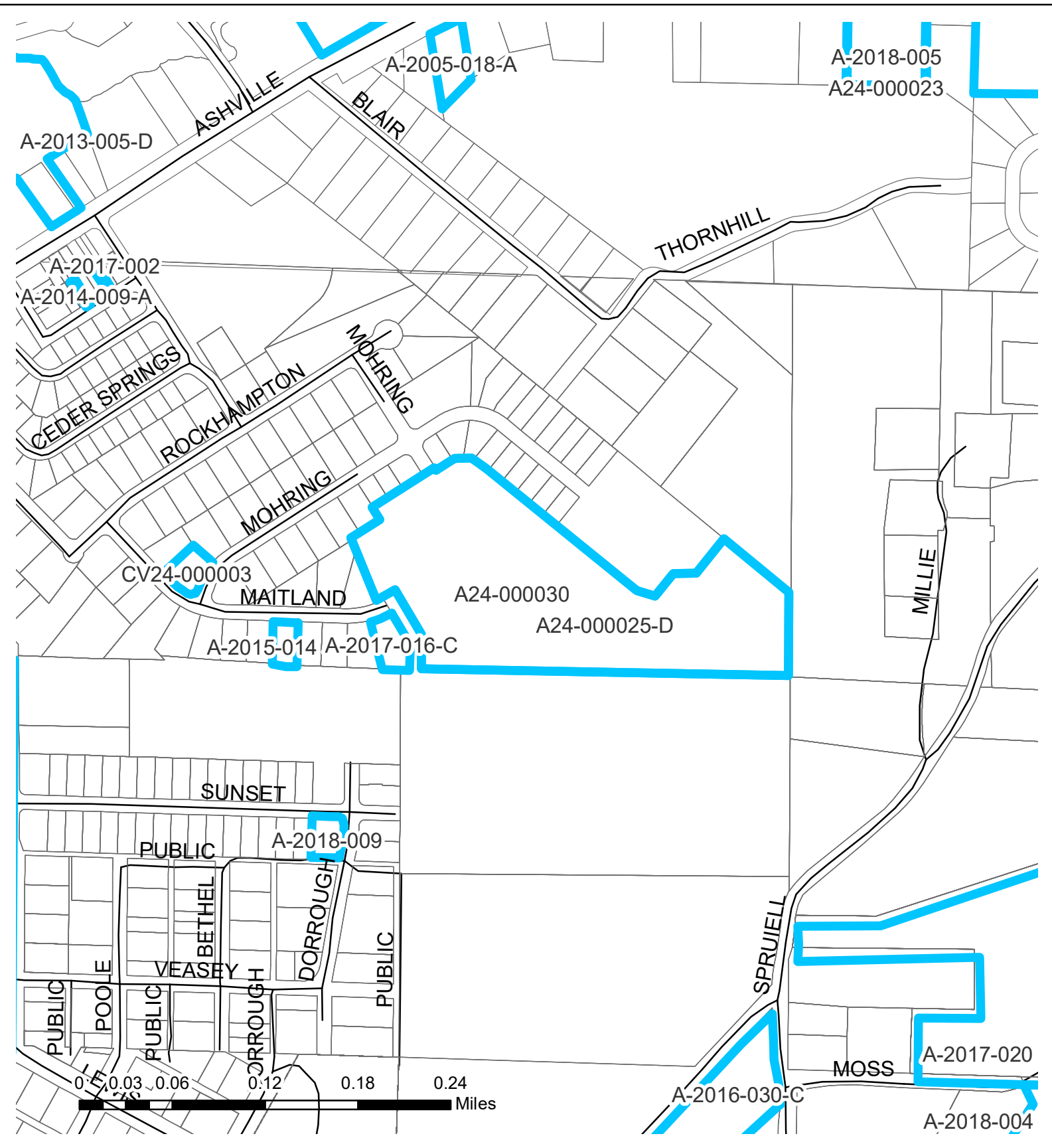
A24-000030 1257 MAITLAND RD ZONING MAP



A24-000030

1257 MAITLAND RD

STREET MAP



File Attachments for Item:

5. A24-000031 - A request by Parkman Solutions LLC dba Remnant Coffee, Applicant, Leeds Properties, Owner, to allow a mobile food truck (coffee) at 7480 Parkway Dr, 35094, TPID: 2500201007006000, Jefferson County, Zoned, B-2, General Business District.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application to allow a mobile food truck (coffee) in the B-2, General Business District.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A24-000031
APPLICANT NAME:	James Parkman
PROPERTY OWNER:	LEEDS VILLAGE
TAX PARCEL ID#S:	2500201007006000
PROPERTY ADDRESS:	7480 PARKWAY DR; LEEDS, AL 35094
PROPERTY ZONING:	B-2 : GENERAL BUSINESS DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: January 28, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

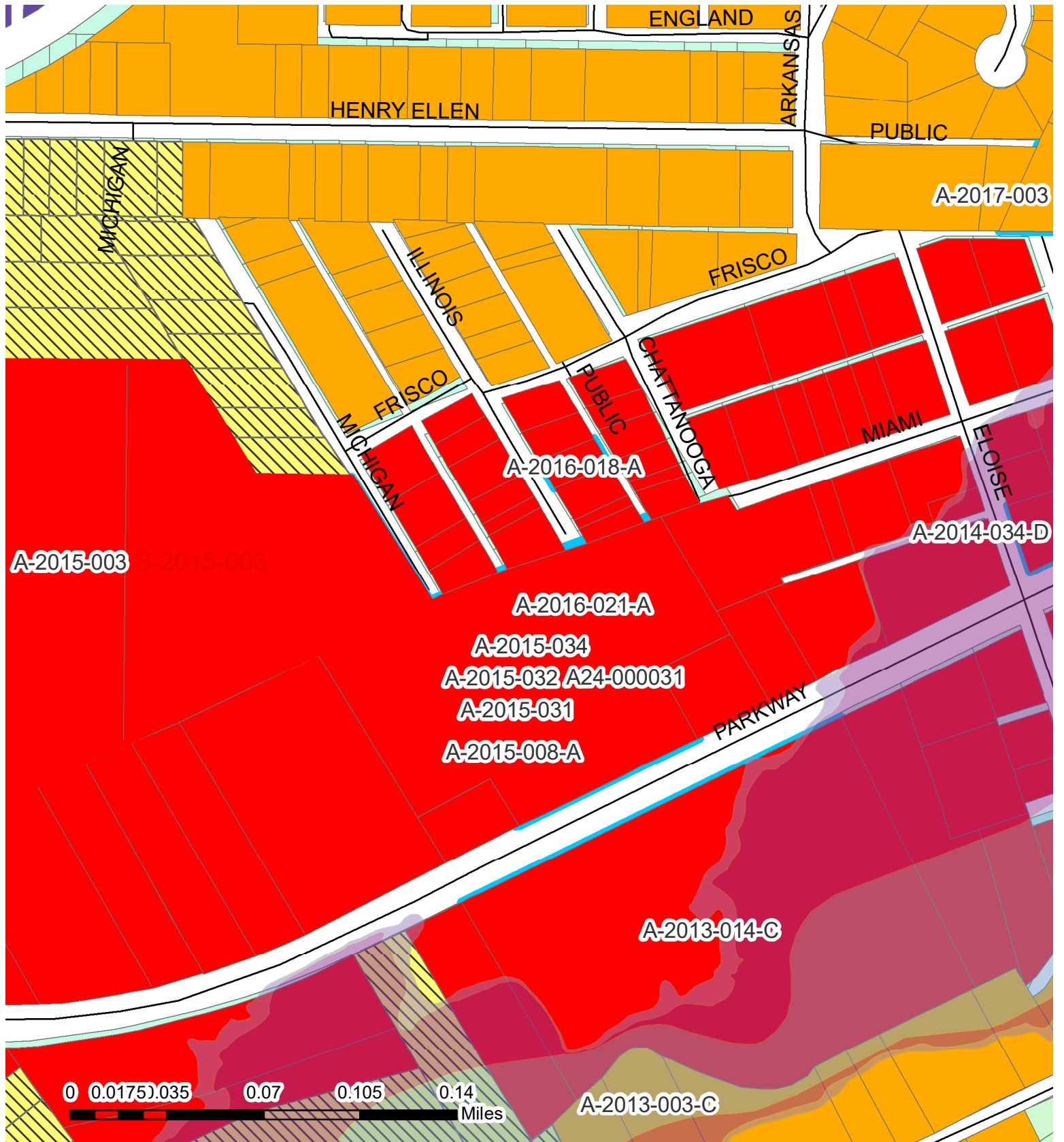
Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

A24-000031

7480 PARKWAY DR

ZONING MAP



A24-000031

7480 PARKWAY DR

STREET MAP



LETTER OF APPROVAL AND AGREEMENT

For Use of Parking Lot Space

This Letter of Approval and Agreement is made and entered into on this day on this 26nd day of November 2024, by and between:

Owner:

Steven Elliott
Leeds Properties LLC

Operator:

James Parkman
Parkman Solutions LLC dba Remnant Coffee

Location of Premises:

7480 Parkway Drive SE, Leeds, AL 35094 (the "Premises").

1. Grant of Permission

The Owner hereby grants the Operator permission to park and operate a coffee trailer on the Premises. The Operator may use the designated space in the parking lot for purposes of conducting business activities associated with their coffee trailer.

2. Term of Use

The permission granted under this Agreement is effective from November 22, 2024 and shall continue:

- Until terminated by either party with 30 days' written notice.

3. Rent

Rent shall be \$250/month due at the 1st of each month and considered late after the 5th of the month. Rent shall be sent ACH or mailed to 5227 Lake Crest Circle, Hoover, AL 35226

4. Responsibilities of the Operator

The Operator agrees to:

- Maintain the parking space in a clean and orderly condition.
- Comply with all local laws, ordinances, and regulations applicable to the operation of their coffee trailer.
- Ensure no damage is caused to the Premises and shall be responsible for the repair of any such damage resulting from their operations.
- Add Leeds Properties LLC as an additional insured to their liability insurance, which will have coverage for at least \$1,000,000. COI shall be provided yearly or upon Owner request.

5. Responsibilities of the Owner

The Owner shall:

- Provide access to the designated parking space for the duration of this Agreement.
- Notify the Operator promptly if any issues arise that may affect the Operator's use of the Premises.

6. Indemnification

The Operator agrees to indemnify and hold the Owner harmless from any and all claims, liabilities, damages, or expenses (including reasonable attorney's fees) arising out of or related to the Operator's activities on the Premises.

7. Termination

This Agreement may be terminated:

- By written agreement of the land owner
- By either party providing 30 days' written notice to the other party.


8. Acknowledgment of Approval

The Owner affirms that they have the authority to grant permission for the use of the Premises for the stated purpose.

9. Miscellaneous Provisions

- This Agreement constitutes the entire agreement between the parties concerning the subject matter and supersedes all prior agreements, whether oral or written.
- This Agreement may not be amended or modified except in writing signed by both parties.
- This Agreement shall be governed by and construed in accordance with the laws of the State of Alabama.

Owner Signature:

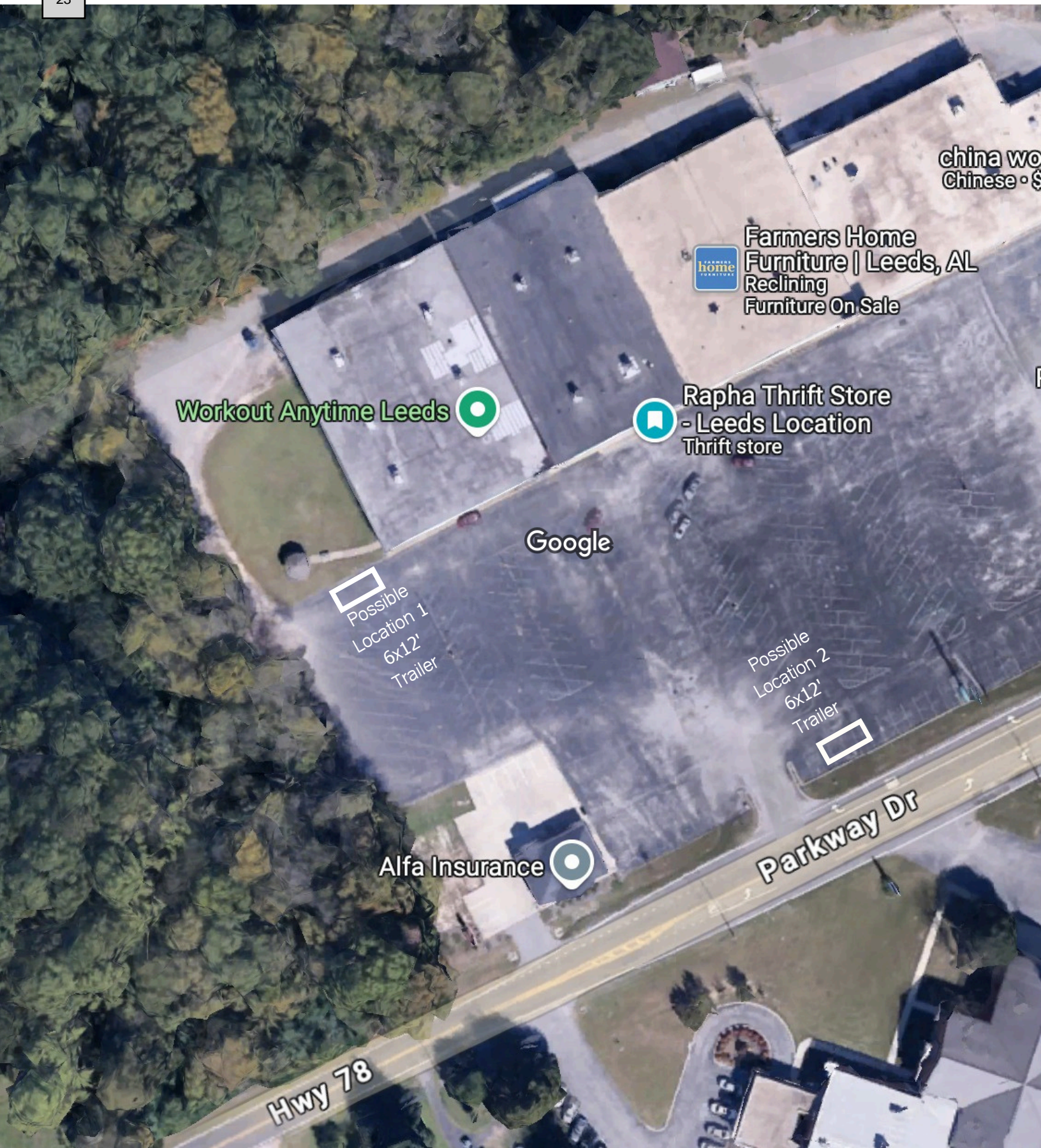

Steven Elliott, on behalf of Leeds Property LLC

Date: 11/26/24

Operator Signature:


James Parkman, on behalf of Parkman Solutions LLC dba Remnant Coffee

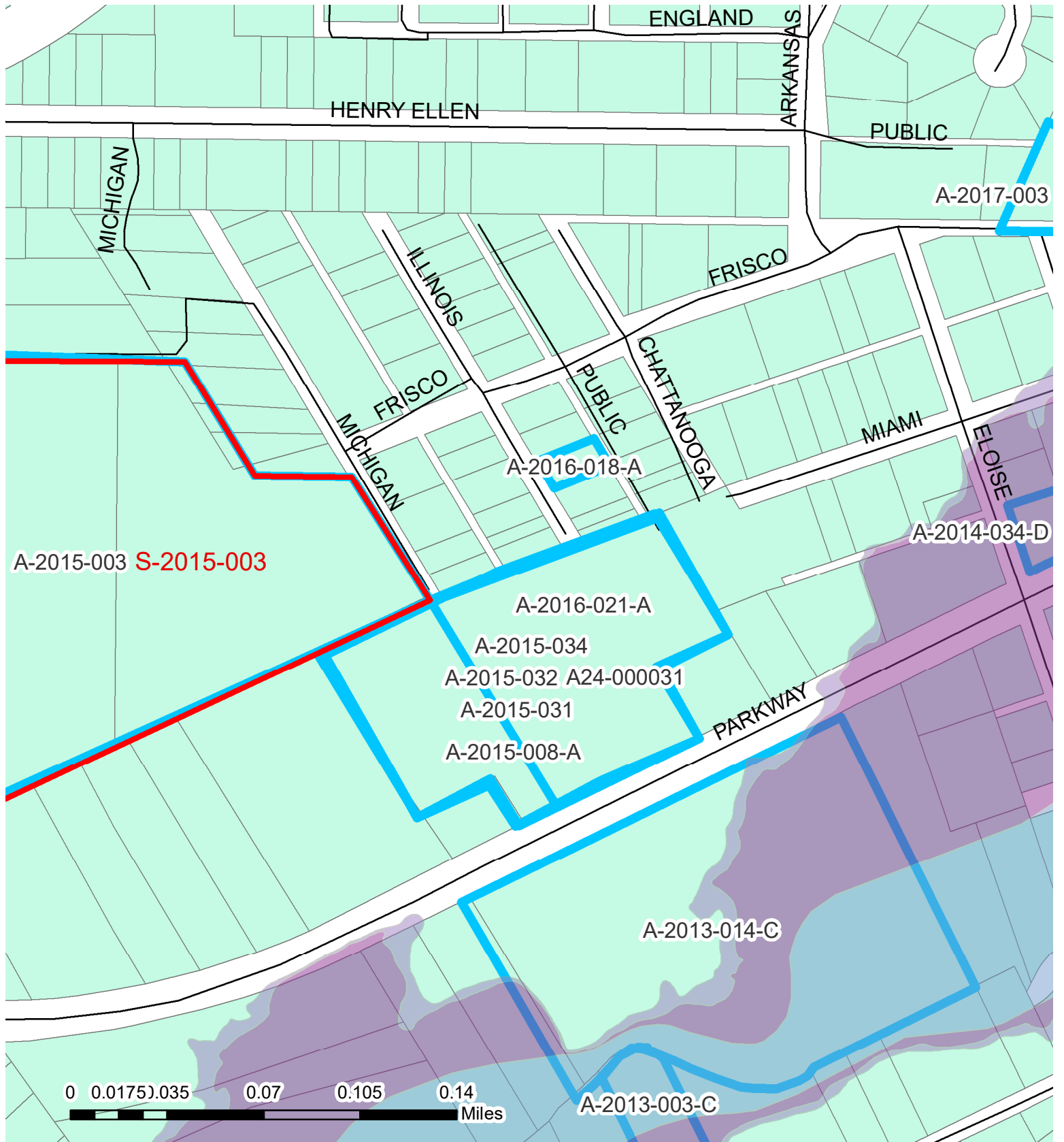
Date: 11/26/24



A24-000031

7480 PARKWAY DR

FLOOD MAP



Document Prepared By:
Shannon R. Crull, P. C.
 3009 Firefighter Lane
 Birmingham, Alabama 35209

Send Tax Notice To:
Leeds Properties, LLC

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF JEFFERSON } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Five Hundred Forty-Five Thousand Dollars and NO/100 (\$545,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Leeds Village Associates, LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Leeds Properties, LLC, A Tennessee Limited Liability Company** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **JEFFERSON** County, Alabama to wit:

Parcel 2: Commence at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 20, Township 17 South, Range 1 East, Jefferson County, Alabama, Huntsville Principal Meridian; thence, in a Westerly direction, along and with the North line of said quarter-quarter section, 493.00 feet to a point; thence with a deflection of 121°31' (122°08' measured) left, in a Southeasterly direction 1000.17 feet to a point on the Northwesterly right of way margin of Bankhead Highway (U.S. Highway 78 and also known as Parkway Drive); thence with a deflection of 94°28' right, in a Southwesterly direction, along and with said Northwesterly right of way margin 583.73 feet (measured 583.76 feet) to an iron pin set by Jerry O. Peery and the point of beginning; thence continue along and with the projection of the previous course and along said Northwesterly right of way margin, 80.00 feet to an iron pin; thence with a deflection of 85°37'30" right, leaving said right of way margin, and in a Northwesterly direction, 100.00 feet to an iron pin set by Jerry O. Peery; thence with a deflection of 85°37'30" left, in a Southwesterly direction 150.00 feet to an iron pin set by Jerry O. Peery; thence with a deflection of 85°37'30" right, in a Northwesterly direction, 368.87 feet to an iron pin set by Jerry O. Peery; thence with a deflection of 95°47' right (95°47'02" measured) in a Northeasterly direction, a distance of 265.95 feet (measures 266.12 feet) to an iron pin set by Jerry O. Peery; thence with a deflection of 88°35'30" right (88°37'32" measured), in a Southeasterly direction, 460.97 feet (460.96 feet measured) to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$350,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

M210311

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this

29 day of March, 2021

**Leeds Village Associates, LLC, an Alabama
Limited Liability Company**

[Signature]
By: Allan Vajda, its sole member

STATE OF Colorado
COUNTY OF La Plata

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Allan Vajda**, whose name as Sole Member of Leeds Village Associates, LLC, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2021.

Notary Seal

**MARITZA GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174034604
MY COMMISSION EXPIRES 08/17/2021**

[Signature]
Notary Public

My commission expires: 08/17/2021