

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal, this 14 day of May, 2021.

Dieguez-Marino Holdings, LLC

Bertha Dieguez Marino (SEAL)
By: Bertha Dieguez Marino
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Bertha Dieguez Marino, whose name as Member of Dieguez-Marino Holdings, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, she, as such member_ and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 14 day of May, 2021.

M. H.
NOTARY PUBLIC
My commission expires: 5-23-24

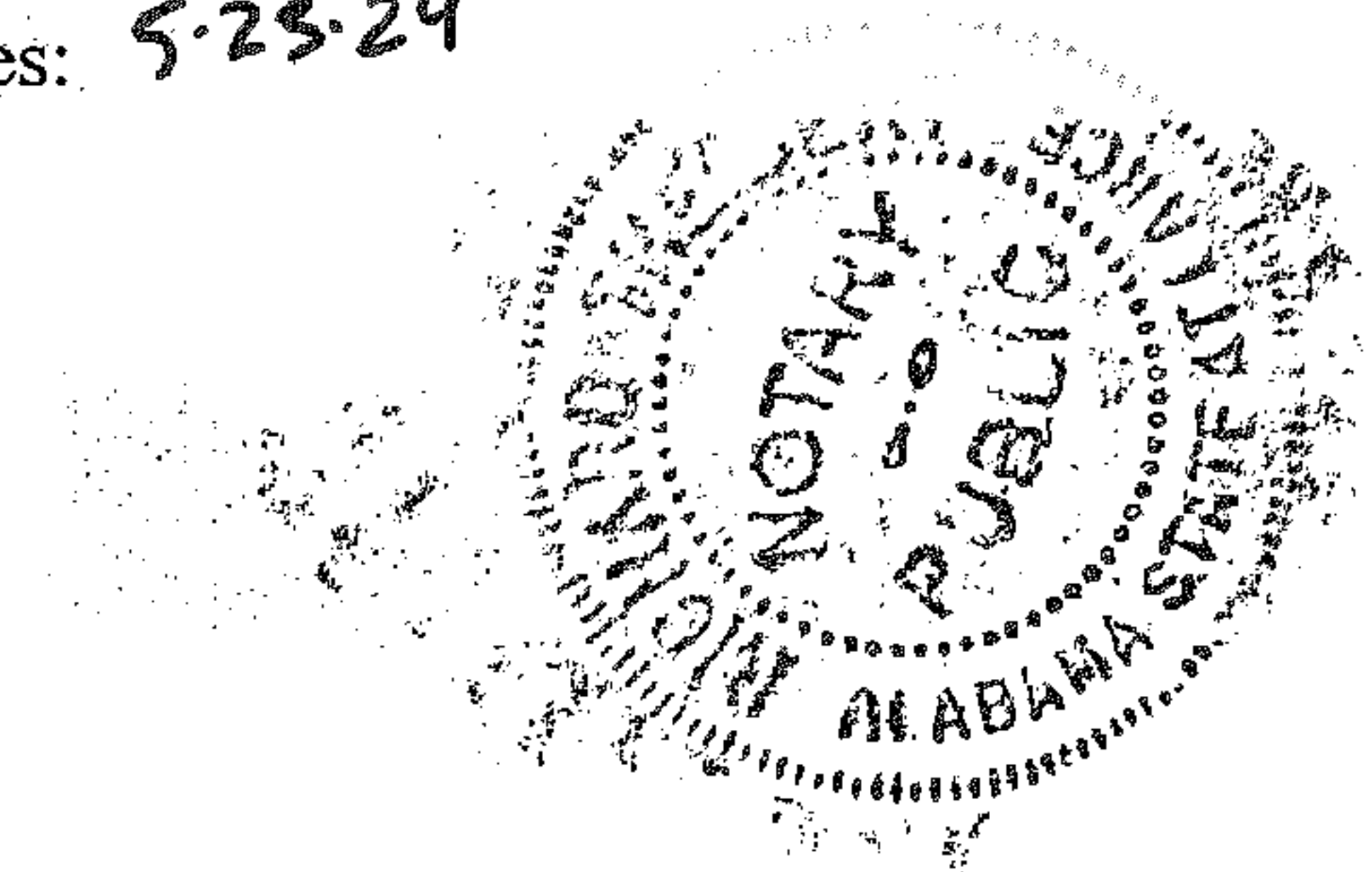
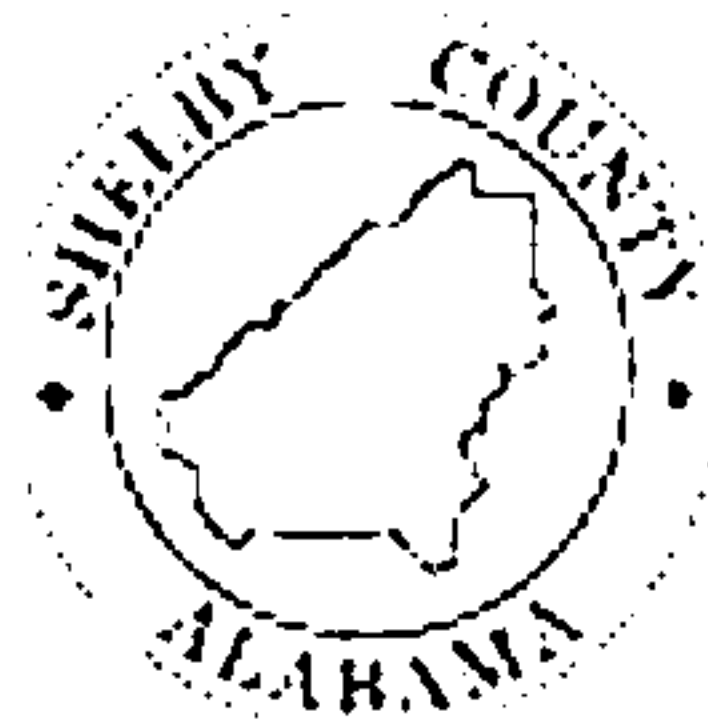


EXHIBIT "A"

Lot 1-B2, along with a 60-foot by 100-foot access easement for the benefit of Lot 1-B2, which lies on Lot 1-B1 and access and egress thereupon, according to map of Dieguez Resurvey of Lot 1-Bm The Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 37, page 5, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

1. Subject to all taxes for the year 2021 and subsequent years, not yet due and payable.
2. The Narrows Commercial Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument 2000-17137, in the Probate Office of Shelby County, Alabama.
3. Location of proposed joint drive way between Lot 1-B3 and Lot 1-C as shown by Map Book 37, Page 5, in the Probate Office of Shelby County, Alabama.
4. A 20 foot storm sewer easement as shown by Map Book 37, Page 5, in the Probate Office of Shelby County, Alabama.
5. A 5 foot easement as shown by Map Book 37, Page 5, in the Probate Office of Shelby County, Alabama.
6. Denial of direct access to Shelby County right of way as to Lot 1-B2 as shown by Map Book 37, Page 5, in the Probate Office of Shelby County, Alabama.
7. Restrictions specifically as to further subdivision of subject property and the location of driveways, and other restrictions, as shown by Map Book 37, Page 5, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County recorded in Deed Book 95, Pages 503, 515 and 535, in the Probate Office of Shelby County, Alabama.
9. Transmission line permit to Alabama Power Company recorded in Deed Book 109, Page 70 and Deed Book 145, Page 22, in the Probate Office of Shelby County, Alabama.
10. Right of way to South Central Bell as recorded in Deed Book 324, Page 840 and Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama.
11. Easement to Alabama Gas Corporation as recorded in Instrument 2000-1818, in the Probate Office of Shelby County, Alabama.
12. Mineral and mining rights and all rights incident thereto as recorded in Instrument 2000-42492, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2021 10:44:40 AM
\$32.00 CHERRY
20210527000260440

Allie S. Bevil