

SEND TAX NOTICE TO:  
Vulcan Lands, Inc.  
c/o Vulcan Materials Company  
1200 Urban Center Drive  
Birmingham, Alabama 35242  
Attn: Indirect Tax Department

This instrument prepared without the benefit  
of title and survey by:

C. Jason Avery  
Bradley Arant Boult Cummings LLP  
1819 5<sup>th</sup> Avenue North  
Birmingham, AL 35203  
205-521-8000

STATE OF ALABAMA )

SHELBY COUNTY )

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **VULCAN LANDS, INC**, a New Jersey corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, **CHARLES RICHARD BRADFORD**, a single man and resident of the state of Alabama and **DENNIS HARRIS**, a single man and resident of the state of Alabama, ("Grantors") do hereby grant, bargain, sell and convey unto Grantee, that certain real property situated in Shelby County, Alabama, being more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Premises").

TOGETHER WITH all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Premises. The Premises does not constitute the homestead of Grantors or Grantors' spouse.

This conveyance is subject to the following (collectively, the "Permitted Encumbrances"):

1. Ad valorem taxes or assessments for the 2023 tax year and all subsequent years;
2. Restrictions appearing of record in Deed Book 278, Page 349;
3. Transmission Line Permits to Alabama Power Company as shown in Deed Book 93, Page 384.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever.

Grantor warrants and covenants with Grantee that Grantor has full power and authority to make this conveyance pursuant to this Statutory Warranty Deed and that, except for Permitted Encumbrances, Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Addresses:

Charles Richard Bradford and Dennis Harris  
44 Overhill Road  
Montevallo, Alabama 35115

Grantee's Name and Mailing Address:

Vulcan Lands, Inc  
c/o Vulcan Materials Company  
1200 Urban Center Drive  
Birmingham, Alabama 35242  
Attn: President, Vulcan Lands

Premises Address: 44 Overhill Road, Montevallo, Alabama 35115

Parcel Id. No. 28-3-07-0-000-035.001

Date of Sale: November 14, 2023

The purchase price of the Premises is \$500,000.00 and can be verified by a closing statement.

*[signature and notary acknowledgement follows]*

IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 14  
day of November, 2023.

GRANTOR:

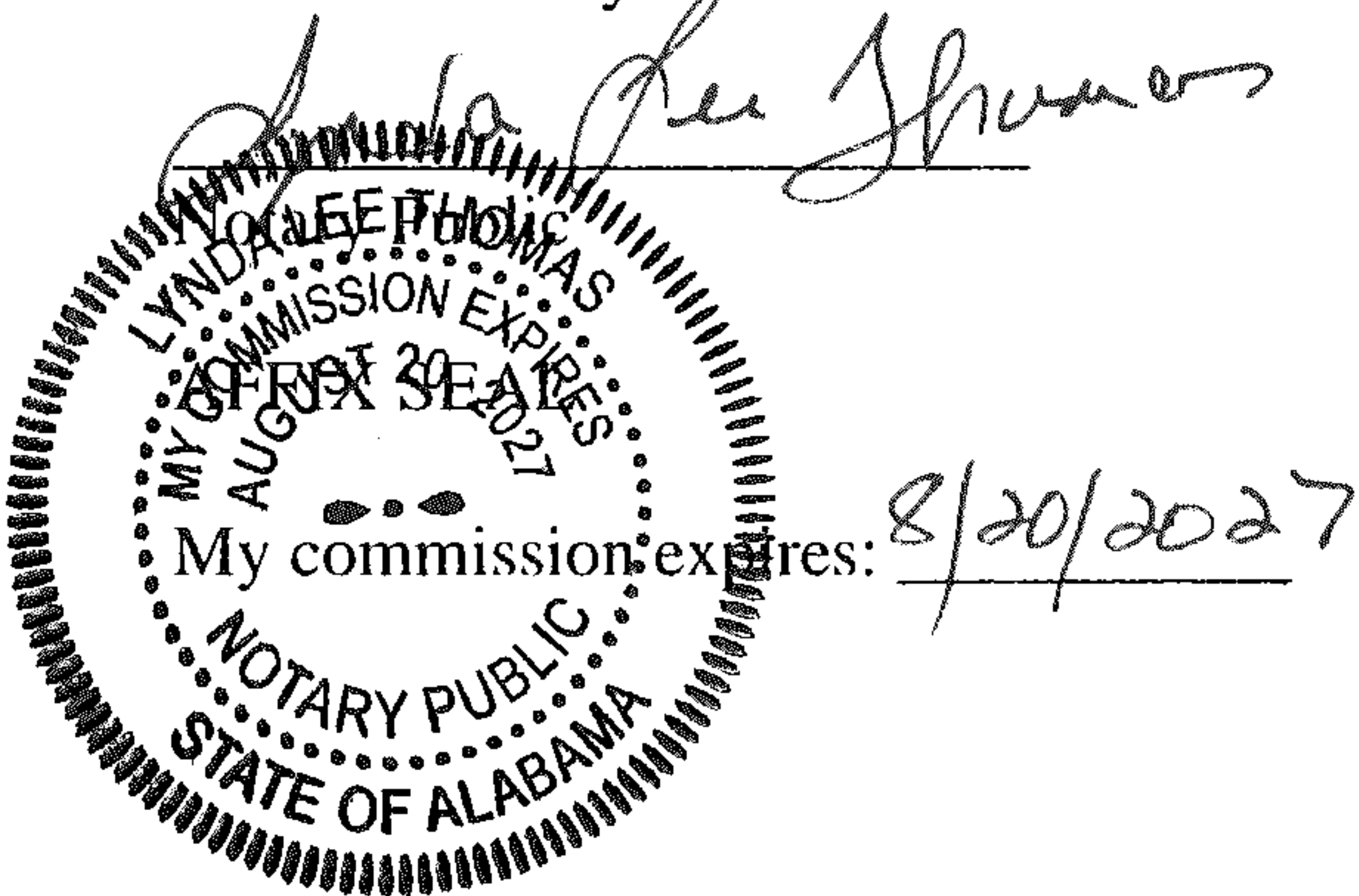
Charles Richard Bradford  
Charles Richard Bradford

STATE OF ALABAMA )

SHELBY COUNTY )

I, a Notary Public, hereby certify that Charles Richard Bradford whose name is signed  
to the foregoing instrument or conveyance, and who is known to me, acknowledged before me  
on this day that, being informed of the contents of the conveyance, he/she/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of November, 2023.



IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 14  
day of November, 2023.

GRANTOR:

Dennis Harris  
Dennis Harris

STATE OF ALABAMA )

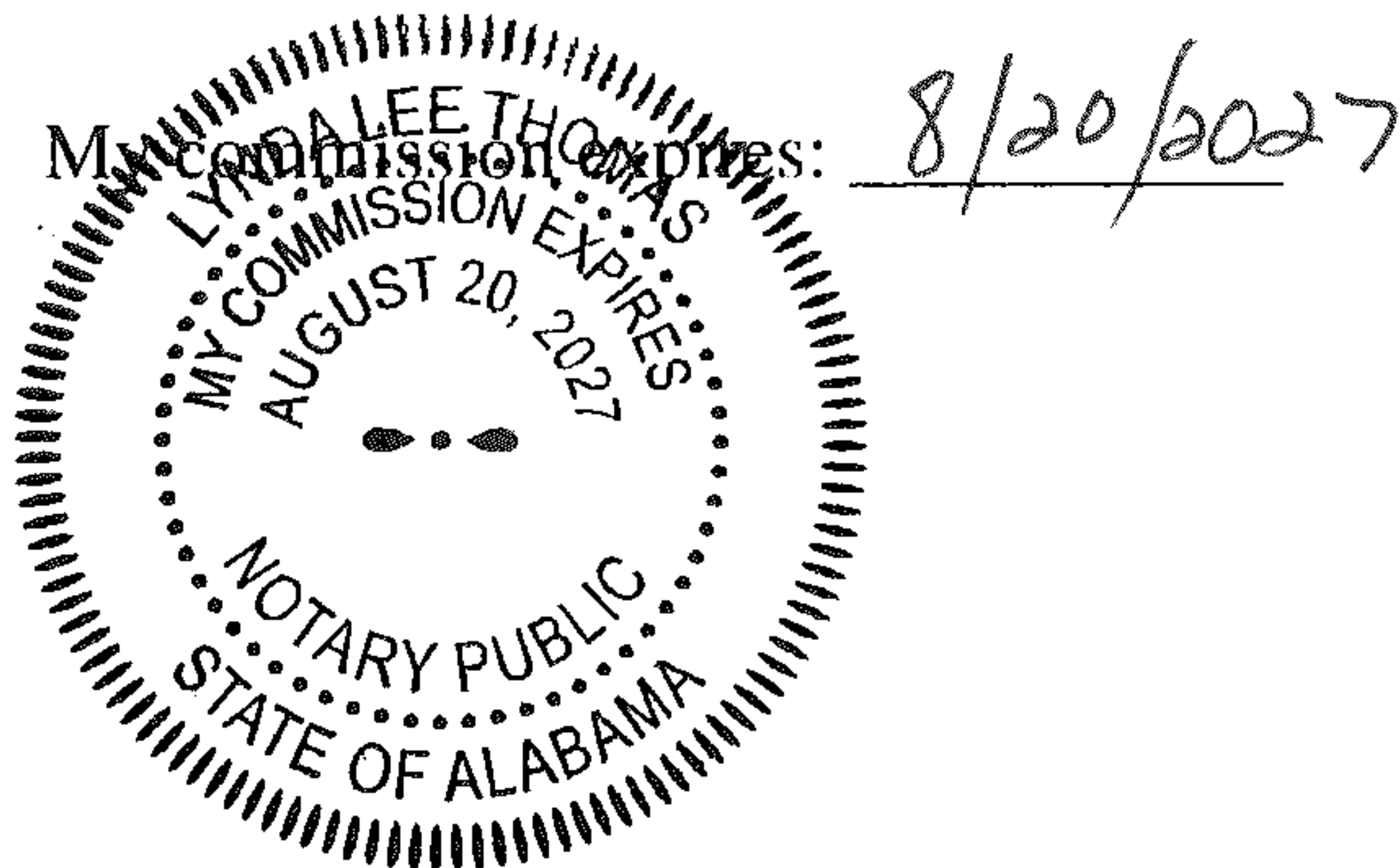
SHELBY COUNTY )

I, a Notary Public, hereby certify that Dennis Harris whose name is signed  
to the foregoing instrument or conveyance, and who is known to me, acknowledged before me  
on this day that, being informed of the contents of the conveyance, he/she/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of November, 2023.

Syda Lee Thomas  
Notary Public

AFFIX SEAL





**Exhibit A**

**[Description of Premises]**

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST; THENCE RUN EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 560.62 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS OBTAINED CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 405.27 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 125 DEGREES 27 MINUTES 13 SECONDS AND RUN NORTHWEST FOR 604.50 FEET TO A POINT OF TANGENT OF A CURVE; THENCE TURN AN ANGLE TO THE LEFT OF 102 DEGREES 22 MINUTES 47 SECONDS TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 51 MINUTES AND A RADIUS OF 439.64 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE ALONG THE SOUTH RIGHT OF WAY OF OVERHILL ROAD FOR 221.37 FEET; THENCE TURN AN ANGLE FROM THE TANGENT IF EXTENDED TO SAID CURVE TO THE LEFT OF 90 DEGREES 02 MINUTES AND 45 SECONDS AND RUN SOUTHWEST FOR 393.37 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/15/2023 10:50:17 AM  
\$534.00 PAYGE  
20231115000334870**

*Allen S. Bayl*