

This instrument was prepared by:
and after recording return to:
Vaughn McWilliams, Esq.
DLB Attorneys at Law, LLC
2100B Southbridge Parkway, Suite 240
Birmingham, Alabama 35209
(659) 200-9586

Send Tax Notices To:
Alexander Family Trust
1944 Edison Street
Santa Ynez, CA 93460

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **COMMERCE DRIVE PROPERTIES AL LLC**, a North Carolina limited liability company (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Nicholas Benton Alexander IV and Mary J. Alexander, as Trustees of The Alexander Family Trust dated December 9, 1983, as to an undivided 1/3rd interest, and Nicholas B. Alexander V, Trustee of the Mary J. Alexander Irrevocable Trust FBO Nicholas B. Alexander V dated September 25, 2003, as to an undivided 1/3rd interest, and Elizabeth D. Alexander, Trustee of the Mary J. Alexander Irrevocable Trust FBO Elizabeth D. Glober dated September 25, 2003, as to an undivided 1/3rd interest, as tenants in common** (herein collectively referred to as "Grantees"), its successors and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

See attached Exhibit "A"

This conveyance is made subject to existing easements, covenants, restrictions, reservations and rights-of-way, if any, appearing of record in the Office of the Judge of Probate of Shelby County, Alabama affecting the above-described property, and ad valorem taxes for the current and subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantees, their respective successors and assigns, forever.

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 Name and Mailing Address:
Commerce Drive Properties AL LLC
2318 2nd Avenue South
Birmingham, AL 35233

Grantee's Name and Mailing Address:
Nicholas Benton Alexander IV and Mary J.
Alexander, as Trustees of The Alexander Family
Trust dated December 9, 1983, Nicholas B.
Alexander V, Trustee of the Mary J. Alexander
Irrevocable Trust FBO Nicholas B. Alexander V
dated September 25, 2003, Elizabeth D.
Alexander, Trustee of the Mary J. Alexander
Irrevocable Trust FBO Elizabeth D. Glover dated
September 25, 2003
1944 Edison Street
Santa Ynez, CA 93460

Property Address: 110 Commerce Drive, Pelham, Alabama

Parcel ID: 13 6 13 4 002 006.010

Purchase Price: \$5,690,000.00

The Purchase Price can be verified by the Closing Statement.

[EXECUTION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 19 day of March, 2024.

**COMMERCE DRIVE PROPERTIES AL
LLC**, a North Carolina limited liability
company

By [Signature]
Name: Watson H. Bryant
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Watson H. Bryant, whose name as Manager of Commerce Drive Properties AL LLC, a North Carolina 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 the instrument, he, as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 19th day of MARCH, 2024.

(SEAL)



[Signature]
Notary Public
My commission expires: 6/27/2027

Exhibit "A"
(Legal Description)

The Land is described as follows:

Lot 1, according to the Survey of Valley Commerce Park, as recorded in Map Book 40, page 20, 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
03/21/2024 02:38:39 PM
\$5728.00 JOANN
20240321000077850

Allen S. Bayl