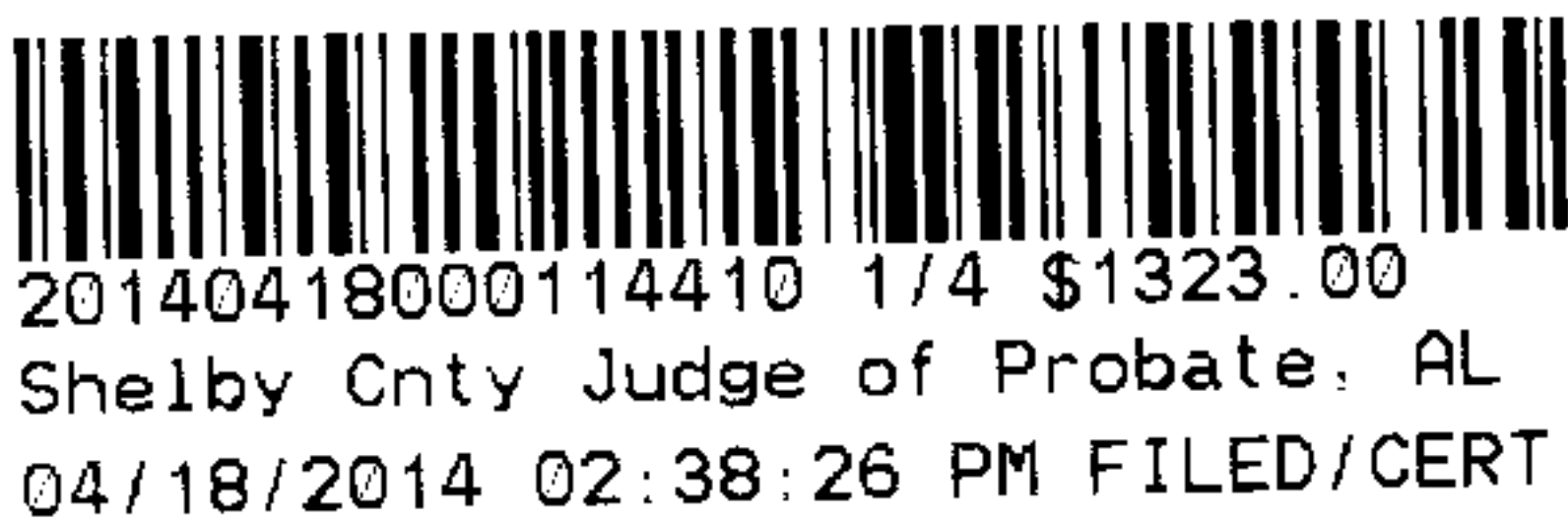


**This instrument prepared by:**  
Robert C. Barnett  
2107 5<sup>th</sup> Avenue North, Suite 100  
Birmingham, AL 35203

**Send tax notice to:**  
Aldi Inc. (Alabama)  
2080 Aldi Blvd.  
Mt. Juliet, TN 37122

**WARRANTY DEED**

STATE OF ALABAMA            )  
SHELBY COUNTY                )



That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Charles Kessler, a married man, and Robert C. Barnett, a married man, (herein referred to as Grantors), each Grantor granting an undivided one-half interest in said real estate, the said Grantors do hereby grant, bargain, sell and convey unto Aldi Inc. (Alabama) (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

**Per Exhibit “A” attached hereto and made a part hereof.**

Subject to:

- 1) Any mining or mineral rights leased, granted or retained by current or prior owners.
- 2) Taxes or assessments for 2014 and subsequent years and not yet due and payable.
- 3) All easements, restrictions, covenants and rights-of-way of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And it does for itself and for its successors, representatives and assigns, covenant with said Grantee, its successors, representatives and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it 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.

The property does not constitute the homestead of either Grantor or the spouse of either Grantor.

**IN WITNESS WHEREOF**, the undersigned have hereunto set their hands and seals this 31<sup>st</sup> day of March, 2014.

SELLERS:

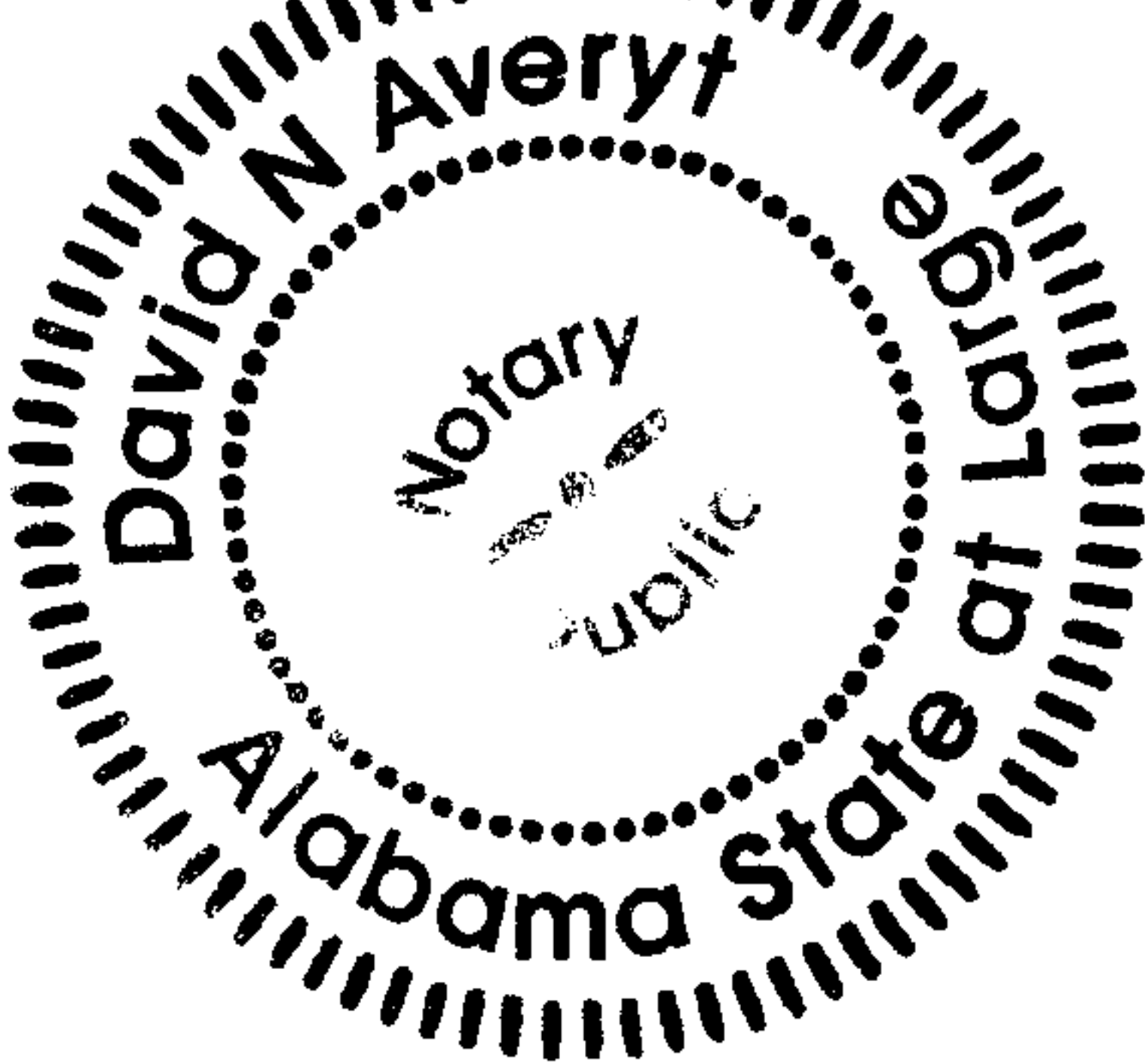
Charles Kessler

Robert C. Barnett

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, David N Averyt, a Notary Public in and for said County, in said State, hereby certify that Charles Kessler, a married man, 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 this conveyance, he executed the same voluntarily.

Given under my hand and official seal, this 31 day of March, 2014.



David N Averyt  
Notary Public  
My commission expires: 3/6/15

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, David N Averyt, a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett, a married man, 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 this conveyance, he executed the same voluntarily.



Given under my hand and official seal, this 31 day of March, 2014.

David N Averyt  
Notary Public  
My commission expires: 3/6/15


20140418000114410 2/4 \$1323.00  
Shelby Cnty Judge of Probate, AL  
04/18/2014 02:38:26 PM FILED/CERT



## Exhibit A

A parcel of land situated in the Northeast one-quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama being all of Lot 14 through 25 of Buck Creek Cotton Mill Subdivision as recorded in Map Book 3, Page 9 in the Office of the Judge of Probate of Shelby County, Alabama being more particularly described as follows:

Beginning at a found Sain capped iron marking the Southeast corner of Lot 11, Block 2 Buck Creek Cotton Mill Subdivision as recorded in Map Book 3, Page 9 in the Office of the Judge of Probate of Shelby County, Alabama lying on the Westerly right of way of Simmsville Road(right of way varies) said point also lying on a curve turning to the right with a radius of 830.74 feet, with a delta angle of 43 degrees 51 minutes 12 seconds, with a chord bearing of South 42 degrees 35 minutes 55 seconds West, and with a chord length of 620.43 feet; thence run along the arc of said curve and along said Westerly right of way for a distance of 635.83 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence run South 65 degrees 57 minutes 18 seconds West along said Westerly right of way for a distance of 64.20 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence run North 86 degrees 39 minutes 36 seconds West along said Westerly right of way for a distance of 91.76 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS lying on the Easterly right of way of U.S. Highway 31(right of way varies); thence leaving said Westerly right of way of Simmsville Road run in a Northerly direction along a spiral curve turning to the right and along said Easterly right of way of U.S. Highway 31 said spiral curve having a chord bearing of North 24 degrees 48 minutes 11 seconds West and a chord distance of 228.53 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS lying on a curve turning to the right with a radius of 1332.71 feet, with a delta angle of 07 degrees 01 minutes 39 seconds, with a chord bearing of North 17 degrees 45 minutes 08 seconds West, and with a chord length of 163.36 feet; thence run along the arc of said curve and along said Easterly right of way of U.S. Highway 31 for a distance of 163.46 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence run South 75 degrees 50 minutes 04 seconds West along said Easterly right of way of U.S. Highway 31 for a distance of 50.17 feet to a found concrete monument lying on a curve turning to the right with a radius of 1382.69 feet, with a delta angle of 04 degrees 57 minutes 48 seconds, with a chord bearing of North 11 degrees 47 minutes 18 seconds West, and with a chord length of 119.74 feet; thence run along the arc of said curve and along said Easterly right of way of U.S. Highway 31 for a distance of 119.78 feet to a found Sain capped iron marking the Southwest corner of Lot 13, Block 2, Buck Creek Cotton Mill Subdivision; thence leaving said Easterly right of way of U.S. Highway 31 run South 83 degrees 24 minutes 58 seconds East along the South line of said Lot 13 for a distance of 382.76 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS; thence leaving the said South line run North 06 degrees 36 minutes 44 seconds East for a distance of 100.00 feet to a set 5/8 inch capped rebar stamped GSA CA-560LS lying on the South line of said Lot 11; thence run South 83 degrees 24 minutes 32 seconds East along said South line for a distance of 399.85 feet to the POINT OF BEGINNING. Said parcel contains 243,323 square feet or 5.59 acres more or less.

  
20140418000114410 3/4 \$1323.00  
Shelby Cnty Judge of Probate, AL  
04/18/2014 02:38:26 PM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles Kessler & Robert C. Barnett  
Mailing Address \_\_\_\_\_

Grantee's Name Aldi Inc. (Alabama)  
Mailing Address \_\_\_\_\_

3505 Bent River Rd  
Birmingham, AL 35216

2080 Aldi Blvd  
Mt Juliet, TN 37122

Property Address 113 Simmsville Rd.  
Alabaster, AL

Date of Sale March 2014  
Total Purchase Price \$1,300,000

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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, including the city, county, and state.

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, including the purchase price, taxes, and other charges, 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 3/31/14

Print Robert C Barnett

☒ Unattested

Sign Robert C Barnett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one