

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

County of Shelby

That in consideration of the sum of **Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00)** the amount of which can be verified in the **sales contract** between the parties hereto, and other good and valuable consideration to the undersigned Grantor(s) **Louise Baker Cole aka Christa Louise Cole, a single woman**, (herein referred to as GRANTOR, whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, grant, bargain, sell and convey unto **Premier Holdings, LLC, an Alabama Limited Liability Company**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby, Alabama to-wit:

Parcel One

A parcel in the Southeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of Section 28 and run East along the South line of said Section for 2518.2 feet, thence turn a deflection angle to the left of 89 degrees 44 minutes 41 seconds and run in Northerly direction for 820.2 feet to an existing 1" pipe on the North right-of-way of U.S. Highway 280 (variable right-of-way), thence turn a deflection angle to the left of 71 degrees 27 minutes 35 seconds and run in a Northwesterly direction along said right-of-way for 25.00 feet to a 5/8" rebar set at the Point of Beginning. Thence continue Northwesterly along said right-of-way for 142.92 feet to an existing 5/8" rebar, thence (leaving right-of-way) turn a deflection angle to the right of 70 degrees 32 minutes 55 seconds and run in a northerly direction for 259.39 feet to an existing 1" pipe, thence turn a deflection angle to the right of 104 degrees 03 minutes 35 seconds and run in a Southeasterly direction for 167.70 feet to an existing 1/2" rebar, thence turn a deflection angle to the right of 00 degrees 14 minutes 50 seconds and run in a Southeasterly direction for 25.00 feet to a 5/8" rebar set, thence turn a deflection angle to the right of 87 degrees 01 minutes 45 seconds and run in a Southwesterly direction for 265.24 feet to the Point of Beginning.

Parcel Two

A parcel in the Southeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of Section 28 and run East along the South line of said Section for 2518.2 feet, thence turn a deflection angle to the left of 89 degrees 44 minutes 41 seconds and run in Northerly direction for 820.2 feet to an existing 1" pipe on the North right-of-way of U.S. Highway 280 (variable right-of-way), thence turn a deflection angle to the left of 71 degrees 27 minutes 35 seconds and run in a Northwesterly direction along said right-of-way for 167.92 feet to an existing 5/8" rebar at the Point of Beginning. Thence turn a deflection angle to the left of 00 degrees 00 minutes 35 seconds and run in a Northwesterly direction along said right-of-way for 153.11 feet to an existing concrete right-of-way monument on a right-of-way flare to Brumbaugh Drive (variable right-of-way), thence turn a deflection angle to the right of 46 degrees 17 minutes 40 seconds and run in a Northwesterly direction along said flare for 51.12 feet to an existing concrete right-of-way monument, thence turn a deflection angle to the right of 15 degrees 25 minutes 45 seconds an run in a Northwesterly direction along said flare for 100.58 feet to an existing concrete

This Instrument Prepared by: , The Paulus Law Firm, P.C., 3501 Memorial Parkway, SW, Suite 425, Huntsville, AL 35801

right-of-way monument, thence turn a deflection angle of 90 degrees 41 minutes 20 seconds to the left and run in a Southwesterly direction along said flare for 10.00 feet to a 5/8" rebar set on the East right-of-way of Brumbaugh Drive, thence turn a deflection angle to the right of 100 degrees 54 minutes 50 seconds and run in a Northerly direction along said East right-of-way for 112.80 feet to an existing 1/2" rebar, thence (leaving right-of-way) turn a deflection angle to the right of 103 degrees 07 minutes 40 seconds and run in a Southeasterly direction for 194.16 feet to an existing 1" pipe, thence turn a deflection angle to the right of 75 degrees 28 minutes 50 seconds and run in a Southerly direction for 259.39 feet to the Point of Beginning.

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of November, 2018.

Louise Baker Cole aka Christa Louise Cole

Louise Baker Cole aka Christa Louise Cole

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise Baker Cole aka Christa Louise Cole whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 23rd day of November, 2018.

Linda Wood Pearce

Notary Public

My Commission Expires: 07-31-2022

Grantor's Address: 5478 Highway 280, Harpersville, AL 35078

Grantee's Address: 3300 Eastern Boulevard, Montgomery, AL 36116

Property Address: 5478 Highway 280, Harpersville, AL 35078



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/29/2018 02:48:46 PM
\$19.00 CHERRY
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Allie S. Bayl