

SEND TAX NOTICES TO:

John P. Douglas
17 Hwy 57
Vincent, AL 35147

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Eighty Thousand Dollars (\$80,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, UPS CAPITAL BUSINESS CREDIT, a Connecticut state-chartered bank (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto John P. Douglas (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10th day of January, 2019.

UPS CAPITAL BUSINESS CREDIT

By: [Signature]
Print Name: Steven Eisenberg
Title: Vice President and Asst. Secretary

Connecticut
~~STATE OF ALABAMA~~
~~Hartford~~ ~~SHELBY~~ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Eisenberg, whose name as Vice President + Asst Sec of UPS CAPITAL BUSINESS CREDIT, a Connecticut state-chartered bank, 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 instrument, they, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 10th day of January, 2019.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

[Seal]
Shari L. Olden
Notary Public of Connecticut
My Commission Expires September 30, 2023

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Jonathan E. Raulston
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

TRACT 1: Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East; thence run North 89 degrees 18 minutes 01 seconds West for 365.00 feet; thence North 01 degree 00 minutes 37 seconds East for 108.68 feet to the point of beginning; thence North 01 degree 31 minutes 13 seconds East for 289.48 feet; thence North 89 degrees 18 minutes 01 seconds West for 458.14 feet to the East right of way of Norfolk Southern Railroad; thence South 07 degrees 14 minutes 27 seconds East along the East right of way of said railroad for 292.25 feet; thence South 89 degrees 18 minutes 01 seconds East for 413.62 feet to the point of beginning.

TRACT 2: Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East; thence run North 89 degrees 18 minutes 01 seconds West for 863.84 feet to the point of beginning; thence continue along the last described course for 431.00 feet to the easterly right of way of Justice Road; thence North 00 degrees 35 minutes 41 seconds East for 208.63 feet; thence North 03 degrees 55 minutes 53 seconds West for 403.28 feet; thence South 89 degrees 18 minutes 01 seconds East for 378.78 feet to the westerly right of way of the Norfolk Southern Railroad; thence South 07 degrees 14 minutes 27 seconds East for 616.50 feet to the point of beginning.

According to the survey of Construction and Surveying Technology, Inc., dated September 12, 2006.

TRACT A: Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama and run in an easterly direction and along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 96.95 feet to a point on the easterly right of way line of Shelby County Highway #467, said point being the point of beginning; thence turn a deflection angle of 104 degrees 23 minutes 00 seconds to the left and run in a northerly direction and along the easterly right of way line of said Shelby County Highway #467 and a distance of 261.31 feet to the P.C. of a curve; thence continue in a northerly direction and along the East right of way line of said Shelby County Highway #467 and along the arc of a curve to the right having a central angle of 22 degrees 07 minutes 43 seconds and a radius 676.25 feet a distance of 261.18 feet to a point on the curve; thence turn an interior angle of 83 degrees 37 minutes 57 seconds (angle measured from tangent) and run to the right in an easterly direction a distance of 290.00 feet to a point; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a northerly direction a distance of 150 feet to a point; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a westerly direction a distance of 290.00 feet to a point on the easterly right of way of Shelby County Highway #467 said point being the point on a curve; thence turn an interior angle of 83 degrees 37 minutes 57 seconds (angle measured to tangent) and run to the right in a northeasterly to easterly direction along the southeasterly right of way line of Shelby County Highway #467 and along the arc of a curve to the right having a central angle of 54 degrees 07 minutes 45 seconds and a radius of 676.25 feet a distance of 638.80 feet to a point on the curve, said point being on the westerly right of way line of the Southern Railroad; thence turn an interior angle of 84 degrees 11 minutes 30 seconds (angle measured from tangent) and run to the right in a southerly direction and along the westerly right of way line of said Southern Railroad a distance of 611.32 feet to the P.C. of a curve; thence continue in a southerly to southeasterly direction along the westerly right of way line of the Southern Railroad and along the arc of a curve to the left having a central angle of 26 degrees 03 minutes 32 seconds and a radius of 2000.00 feet a distance of 909.63 feet to a point

on the curve; thence turn and interior angle of 89 degrees 46 minutes 45 seconds (angle measured from tangent) and run to the right in a southwesterly direction a distance of 144.41 feet to a point; thence turn an interior angle of 173 degrees 12 minutes 00 seconds and run to the right in a southwesterly direction a distance of 130.51 feet to a point; thence turn an interior angle of 150 degrees 39 minutes 50 seconds and run to the right in a westerly direction a distance of 284.38 feet to a point; thence turn an interior angle of 138 degrees 42 minutes 15 seconds and run to the right in a northwesterly direction a distance of 180.41 feet to a point; thence turn an interior angle of 227 degrees 55 minutes 20 seconds and run to the left in a westerly direction a distance of 108.45 feet to a point on the easterly right of way line of Shelby County Highway #467 said point being a point on a curve; thence turn an interior angle of 97 degrees 34 minutes 36 seconds (angle measured to tangent) and run to the right in a northerly direction and along the easterly right of way line of Shelby County Highway #467 and along the arc of a curve to the left having a central angle of 0 degrees 53 minutes 47 seconds and a radius of 5769.50 feet a distance of 90.26 feet to the P.T. of said curve; thence continue in a northerly direction along the easterly right of way line of said Shelby County Highway #467 and along the projection of the tangent to the last described curve a distance of 317.59 feet to the point of beginning.

LESS AND EXCEPT the parcel conveyed to Phillip Shane Weldon by that certain deed recorded on January 21, 2002, recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument 2000-2194, which parcel is situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and is more particularly described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 18 South Range 2 East, Shelby County, Alabama; thence N 90°00'00" E assumed along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$, a distance of 98.96' to the easterly right of way line of County Highway 467; thence S 14°23'00" E along said line a distance of 286.65' to a 5/8" rebar set at the POINT OF BEGINNING; thence S 14°23'00" E along said line, a distance of 2901' to a 5/8" rebar set at the point of curvature of a non-tangent curve, concave to the west, having a radius of 5769.50' a central angle of 0°53'40" and a chord of 90.07' bearing S 13°54'36" E; thence South along said curve and line a distance of 90.07'; thence N 84°10'11" E, a distance of 106.26' to a 5/8" rebar set; thence S 47°57'11" E a distance of 180.42' to a 5/8" rebar set; thence N 26°35'24" E a distance of 197.89' to a 5/8" rebar set; thence N 40°18'03" W a distance of 135.75' to a 5/8" rebar set; thence S 78°30'49" W a distance of 275.85' to the POINT OF BEGINNING; said described tract containing 1.3 Acres (55493 Square Feet), more or less.

TRACT C: Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a southerly direction and along the east line of said Section 33 a distance of 268.58 feet to a point; thence turn a deflection angle of 95 degrees 24 minutes 00 seconds to the right and run in a westerly direction a distance of 91.73 feet to a point on the southerly right of way line of Shelby County Highway #467, said point being the point of beginning; thence run a deflection angle of 137 degrees 33 minutes 00 seconds to the left and run in a southeasterly direction a distance of 73.79 feet to a point on the westerly right of way line of Alabama Highway #25; thence turn an interior angle of 137 degrees 33 minutes 00 seconds and run to the right in a southerly direction and along the westerly right of way line of said Alabama Highway #25 a

distance of 689.98 feet to the P.C. of a curve; thence continuing in a southerly direction along the westerly right of way line of said Alabama Highway #25 and along the arc of a curve to the left having a central angle of 10 degrees 34 minutes 28 seconds and a radius of 1800.40 feet a distance of 332.28 feet to a point on the curve; thence turn an interior angle of 124 degrees 17 minutes 44 seconds (angle measured from tangent) and run to the right in a southwesterly direction a distance of 336.00 feet to a point; thence turn an interior angle of 174 degrees 01 minute 00 seconds and run to the right in a southwesterly direction of 73.11 feet to a point on the easterly right of way line of the Southern Railroad, said point being a point on a curve; thence turn an interior angle of 85 degrees 39 minutes 50 seconds (angle measured to tangent) and run to the right in a northwesterly to northerly direction along the Easterly right of way line of said Southern Railroad and along the arc of a curve to the right having a central angle of 25 degrees 57 minutes 02 seconds and a radius of 1900 feet a distance of 860.56 feet to the P.T. of said curve; thence continue in a northerly direction along the easterly right of way line of said Southern Railroad and long the projection of the tangent to the last described curve a distance of 401.69 feet to a point; thence turn an interior angle of 79 degrees 57 minutes 10 seconds and run to the right in an easterly direction a distance of 207.08 feet to a point; thence turn an interior angle of 274 degrees 03 minutes 30 seconds and run to the left in a northerly direction a distance of 207.49 feet to a point on the southerly right of way line of Shelby County Highway #467; thence turn an interior angle of 82 degrees 17 minutes 20 seconds and run to the right and in an easterly direction along the southerly right of way line of said Shelby County Highway #467 a distance of 392.50 feet to the point of beginning.

THE ABOVE TRACTS ARE SUBJECT TO: (i) taxes for the year 2018, a lien and currently due and payable; (ii) taxes for the year of 2019, a lien but not yet due or payable; (iii) Right of way to Shelby County, recorded in Deed Volume 158, page 528 and Deed Volume 276, Page 384, in recorded in the Office of the Judge of Probate of Shelby County, Alabama; (iv) Condemnation by Central of Georgia Railway Company for railroad easement recorded in Probate Minutes Book 9, page 25, in the Office of the Judge of Probate of Shelby County, Alabama; (v) Transmission line permits to Alabama Power Company, recorded in Deed Volume 112, page 9; Deed Volume 146, page 403; and Deed Volume 165, page 111, in the Office of the Judge of Probate of Shelby County, Alabama; (vi) Easement to Plantation Pipeline Company, as recorded in Deed Volume 112, page 285, in the Office of the Judge of Probate of Shelby County, Alabama; and (vii) coal, oil, gas, and mineral and mining rights not owned by Grantor.

Real Estate Sales Validation Form

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

Grantor's Name UPS CAPITAL BUSINESS CREDIT
 Mailing Address 425 Day Hill Road
Windsor CT 06095

Grantee's Name John P. Douglas
 Mailing Address 17 Hwy 57
Vincent, AL 35147

Property Address Hwy 467
Vincent, AL 35147

Date of Sale January 11, 2019
 Total Purchase Price \$ 80,000.00

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, if available.

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, both real and personal, 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 January 11, 2019

Print John P. Douglas

Unattested

(verified by)

Sign

John P. Douglas

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/14/2019 03:28:18 PM
 \$107.00 CHERRY
 20190114000015350

Alvin S. Byrd