

This Instrument prepared by and return original to:
Marjorie O. Dabbs, Attorney at Law
King, Drummond & Dabbs, LLC.
4000 Eagle Point Corporate Drive, Suite 180
Birmingham, Alabama 35242

Send Tax Notice to:
Skytoucher Farm and Outdoors, LLC
2200 Resource Drive Suite 100
Birmingham Alabama 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Sixty-Five Thousand and No/100 Dollars (\$365,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, M.E.C. Investments, LLC, an Alabama limited liability company, 2830 Commerce Boulevard, Irondale, AL 35210 ("Grantor") does hereby grant, bargain, sell and convey unto Skytoucher Farm and Outdoors, LLC, an Alabama limited liability company, 2200 Resource Drive, Suite 100, Birmingham, AL 35242 ("Grantee"), its successors and assigns, all its right, title, and interest in the real estate described on Exhibit A attached hereto and made a part hereof, together with any and all buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto. This conveyance is made subject to those items set forth in Exhibit A.

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

And said Grantor does for itself, and for the successors and assigns of Grantor, covenant with said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, except as noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and the successors and assigns of Grantor shall, warrant and defend the same to the said Grantee, and the successors and assigns forever of Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 1st day of May, 2019.

"GRANTOR:"



20190515000164930 1/3 \$386.00
Shelby Cnty Judge of Probate, AL
05/15/2019 12:50:19 PM FILED/CERT

M.E.C. Investments, LLC, an Alabama
limited liability company

By:

Print Name: Bruce Taylor

Its: Authorized Member

Shelby County, AL 05/15/2019
State of Alabama
Deed Tax: \$365.00

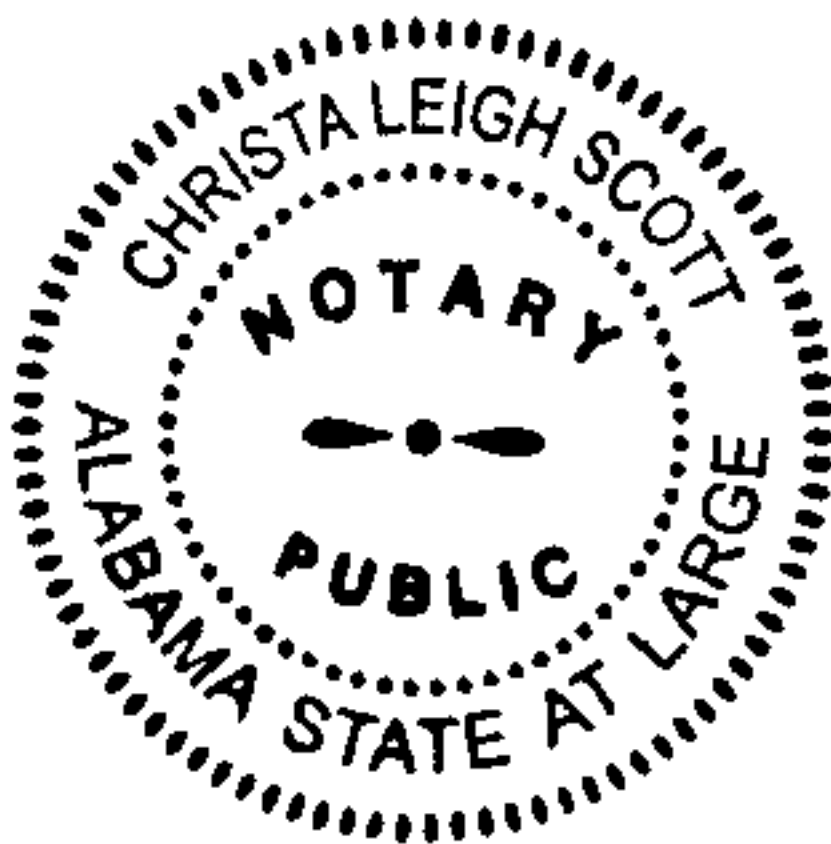
STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bruce Taylor, whose name as Authorized Member of M.E.C. Investments, LLC, an Alabama 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 said instrument, (s)he as said Authorized Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 1st day of May, 2019.

Christa Leigh Scott
Notary Public
My Commission Expires: 7/11/21

{Notarial Seal}



20190515000164930 2/3 \$386.00
Shelby Cnty Judge of Probate, AL
05/15/2019 12:50:19 PM FILED/CERT

EXHIBIT A

A tract of land situated in the Southeast $\frac{1}{4}$ of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Begin at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11 and run North 00 degrees 23 minutes 25 seconds West along the East said line of said section for 2002.29 feet to a point on the approximate 720 elevation; thence run South 60 degrees 50 minutes 39 seconds West for 1312.21 feet to a point on the approximate 720 elevation and the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence run South 37 degrees 54 minutes 09 seconds West for 297.98 feet to a point on the approximate 720 elevation and the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South 55 degrees 36 minutes 17 seconds West for 1469.39 feet to approximate 720 elevation; thence run South 87 degrees 49 minutes 46 seconds East for 1220.46 feet; thence run South 00 degrees 17 minutes 22 seconds East for 200.18 feet to the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11; thence run South 87 degrees 47 minutes 47 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1335.52 feet to the point of beginning.

Easement 1:

A centerline of a 60' wide access easement described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 14, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Westerly along said section line 255.33 feet to a point; thence run North 00 degrees 02 minutes 52 seconds West, 47.10 feet to the point of beginning of said easement; thence continue along the last described course for 152.90 feet to the end of said easement herein described.

SUBJECT TO existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, matters of record, and matters which would be disclosed by a true and accurate survey of the property subject of this conveyance.


20190515000164930 3/3 \$386.00
Shelby Cnty Judge of Probate, AL
05/15/2019 12:50:19 PM FILED/CERT