

20190703000239540
07/03/2019 12:40:23 PM
DEEDS 1/6

This instrument prepared by:
Julia Bernstein
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

Send Tax Notice to:
VSF Properties, LLC
6045 Southern Industrial Dr.
Birmingham, Alabama 35235

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this 1st day of July, 2019, by **NSV, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **VSF PROPERTIES, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Three Hundred Fifty Six Thousand and no/100 Dollars (\$356,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on **Exhibit B** attached hereto.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- I:

Grantor's Name and Mailing Address:

NSV, LLC

411 Thompson Drive

Vincent, Alabama 35178

Property Address:

Grantee's Name and Mailing Address:

VSF Properties, LLC

6045 Southern Industrial Dr.

Birmingham, Alabama 35235

301 Thompson Drive

Vincent, Alabama 35178

Purchase Price:

\$356,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

NSV, LLC

By: Arthur P. Cline

Name: Arthur P. Cline

Title: President

STATE OF ALABAMA)

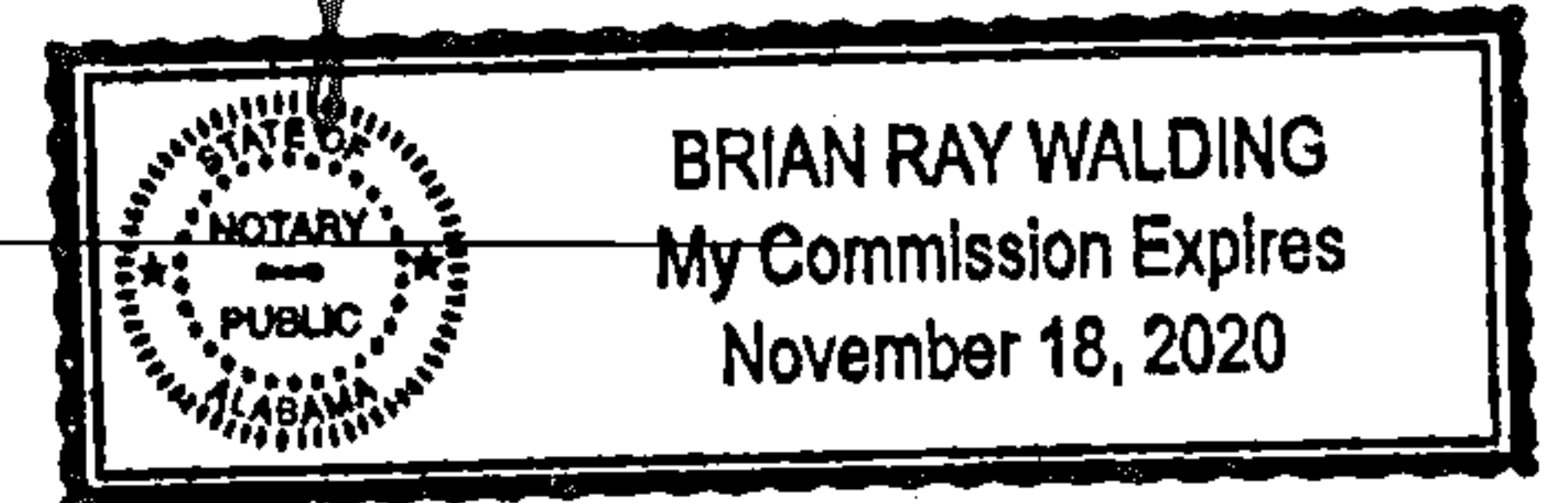
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Arthur P. Cline, whose name as President of NSV, 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 the instrument, he, as such President and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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

Brian Ray Walding
Notary Public

My Commission Expires:



LEGAL DESCRIPTION

PARCEL I & II Combined:

That Part of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 234.43 feet (Deed and Measured) to the Point of Beginning; thence turn an angle of $102^{\circ}00'14''$ to the left and run a distance of 688.85 feet (Deed and Measured); thence turn an angle of $18^{\circ}04'24''$ to the left and run a distance of 741.87 feet (Deed) (742.79 feet Measured) to a point on the Southeast right-of-way line of the ACL Railroad; thence turn an angle of $91^{\circ}01'54''$ to the right to the tangent of a right-of-way curve; thence run along said right-of-way curve (whose delta angle is $00^{\circ}27'49''$ to the left, radius is 2964.93 feet, tangent distance is 11.99 feet, length of arc is 23.99 feet (Deed) (24.22 feet Measured) to the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 23; thence turn an angle of $31^{\circ}34'31''$ to the right from tangent of said right-of-way curve and run along the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 23 a distance of 263.18 feet (Deed) (262.06 feet Measured) to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence continue in the same direction along the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 23 a distance of 7.02 feet (Deed and Measured); thence turn an angle of $35^{\circ}48'47''$ to the left to the tangent of a right-of-way curve and run along said right-of-way curve (whose delta is $02^{\circ}04'23''$ to the left, radius is 3114.93 feet, tangent distance is 56.35 feet, length of arc is 112.70 feet (Deed) (115.41 feet Measured); thence continue along same course and run along said R/W curve (whose delta angle is $06^{\circ}37'$ to the left, radius is 3114.93 feet; length of arc is 359.72 feet (Deed) (357.00 feet Measured) to the P.C. of said R/W curve; thence turn an angle of 90° to the left from tangent of said R/W curve and run along said R/W a distance of 150.00 feet (Deed) (149.92 feet Measured); thence turn an angle of $90^{\circ}00'$ to the right and along said Railroad R/W a distance of 676.53 feet (Deed and Measured) to the West R/W line of the Central of Georgia Railroad; thence turn an angle of $113^{\circ}10'$ to the right and run along the West R/W line of said railroad a distance of 1663.78 feet (Deed) (1664.32 feet Measured) to the North line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 23; thence turn an angle of $111^{\circ}19'30''$ to the right and run along the North line of said South $\frac{1}{2}$, South $\frac{1}{2}$, Northeast $\frac{1}{4}$ a distance of 655.94 feet (Deed and Measured); thence turn an angle of $111^{\circ}20'20''$ to the left and run a distance of 713.02 feet (Deed and Measured) to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the right of $111^{\circ}21'50''$ and run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 722.45 feet (Deed and Measured) to the Point of Beginning. Situated in the Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

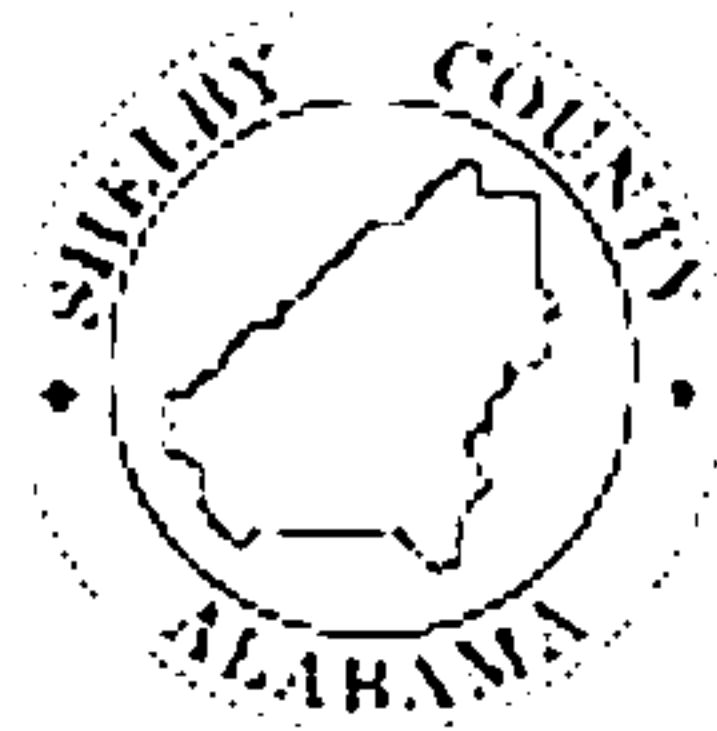
LESS AND EXCEPT that portion of subject property conveyed to the Town of Vincent, Alabama, a municipal corporation, by deed recorded in Deed Book 298, Page 899, more particularly described as follows:

A Parcel of land, being 30.0 feet on either side of a centerline described as follows: Commence at the Southeast corner of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 356.27 feet; thence turn an angle of $68^{\circ}39'10''$ to the right and run a distance of 139.58 feet to the Point of Beginning; thence turn an angle of $68^{\circ}39'10''$ to the left and run a distance of 1473.86 to the East R/W line of Shelby County Highway No. 85 and the Point of Ending. Situated in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama.

20190703000239540 07/03/2019 12:40:23 PM DEEDS 6/6
EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. Rights of Way in favor of Alabama Power Company of record in Volume 101, page 571; Volume 111, page 417; Volume 101, page 572 and Volume 112, page 469.
3. Less and except any part of the Land lying within a railroad right of way.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2019 12:40:23 PM
\$386.00 CHARITY
20190703000239540

Allen S. Bayl