

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Central Alabama Commercial Properties LLC
305-A Equipment Court
Lawrenceville, Georgia 30046

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 2 day of August, 2019, for and in consideration of the **sum of Nine Hundred Nine Thousand Four Hundred Seventy-Five and 89/100 Dollars (\$909,475.89)**, as can be verified by closing statement, and other good and valuable consideration to

BOWDEN PROPERTIES I, LLC, an Alabama limited liability company,
whose mailing address is **40865 U.S. Highway 280, Sylacauga, Alabama 35150**

(hereinafter referred to as "Grantor"), in hand paid by

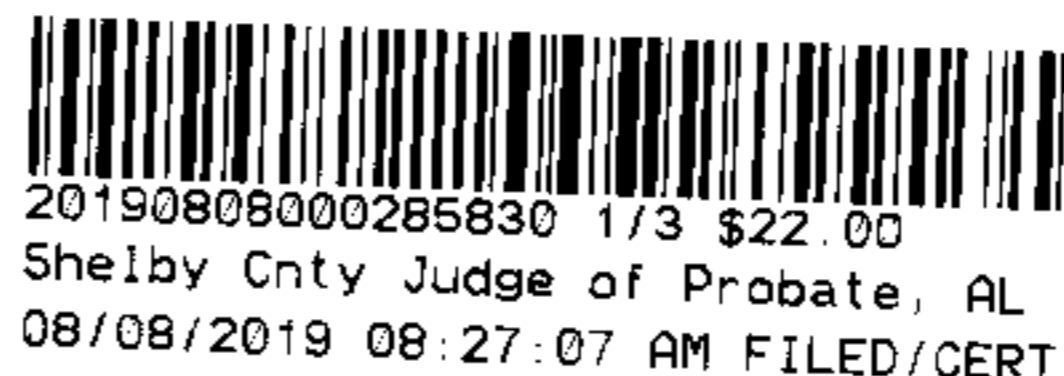
CENTRAL ALABAMA COMMERCIAL PROPERTIES LLC, a Georgia limited liability company,
whose mailing address is **305-A Equipment Court, Lawrenceville, Georgia 30046**

(hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (the "Property"; the Property having a **property address of 5275 U.S. Highway 280, Harpersville, Alabama 35078**), to-wit:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 19 South, Range 2 East, in Shelby County, Alabama, being more particularly described as follows:

From the true Southwest corner of the Southwest 1/4 of Southeast 1/4 of Section 28, Township 19 South, Range 2 East, run thence East along the true South boundary of said Southwest 1/4 of Southeast 1/4 a distance of 582.97 feet; thence turn 72°06'48" left and run 135.73 feet to a point on the North Boundary of Kymulga Ferry Road, being the Southeast corner of the McDaniel Investment, Inc. lot as described in Instrument 1993-32023, being the point of beginning of herein described lot; thence continue along said course and along the East line of the McDaniel Investment, Inc. lot a distance of 265.18 feet to an iron pin on the South boundary of U.S. Highway 280 (120 foot right-of-way); thence turn 99°09' right and run a chord distance of 256.71 feet to a concrete monument on said Highway boundary; thence turn 75°58'30" right and run 133.95 feet along a right-of-way flair-back to a concrete monument on the North boundary of Kymulga Ferry

All of the consideration to the Grantor was paid from a loan secured by a mortgage being recorded simultaneously herewith.



Road; thence turn 78°11'15" right and run 100.10 feet along said road boundary to a concrete monument; thence turn 90°17'50" left and run 10.0 feet to a concrete monument on said road boundary; thence turn 89°58'20" right and run 179.73 feet along said road boundary to the point of beginning herein described lot; situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

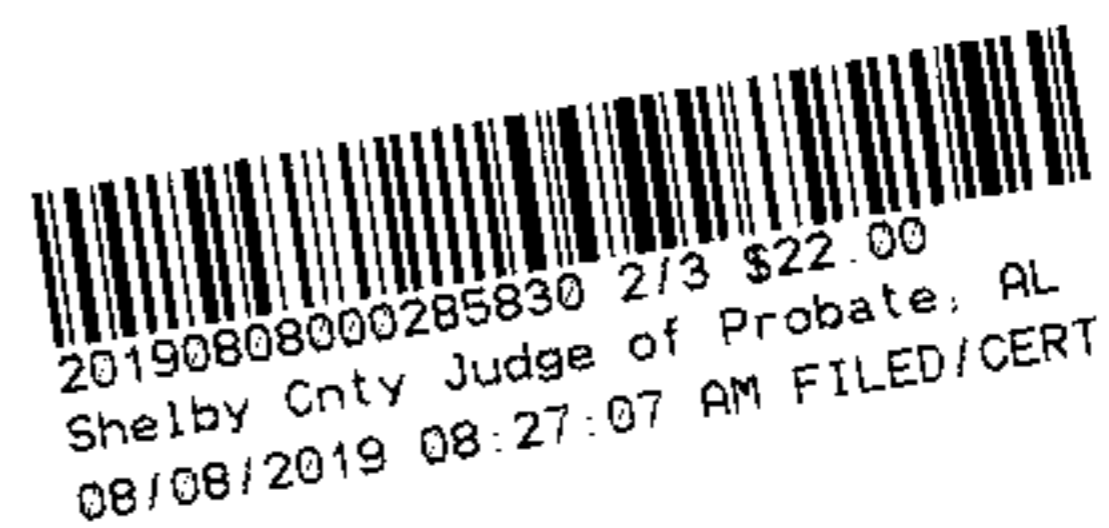
This conveyance is made subject to the following:

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, page 472, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, page 226 in the Probate Office of Shelby County, Alabama.
5. The following matters set forth on the ALTA/NSPS Land Title Survey prepared by James M. Ray, with Ray & Gillian, P. C., dated 05/28/19 and designated as File No SHOPNFILL17:
 - a. Encroachment of sign 1.8' over Northwest property line onto adjoining property.
 - b. Encroachment of building (dumpster shed) 3' into front setback line.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple forever.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**



IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Manager effective as of the date first above written.

GRANTOR:

BOWDEN PROPERTIES I, LLC

By: Nora M. Bowden
Name: Nora M. Bowden
Title: Manager

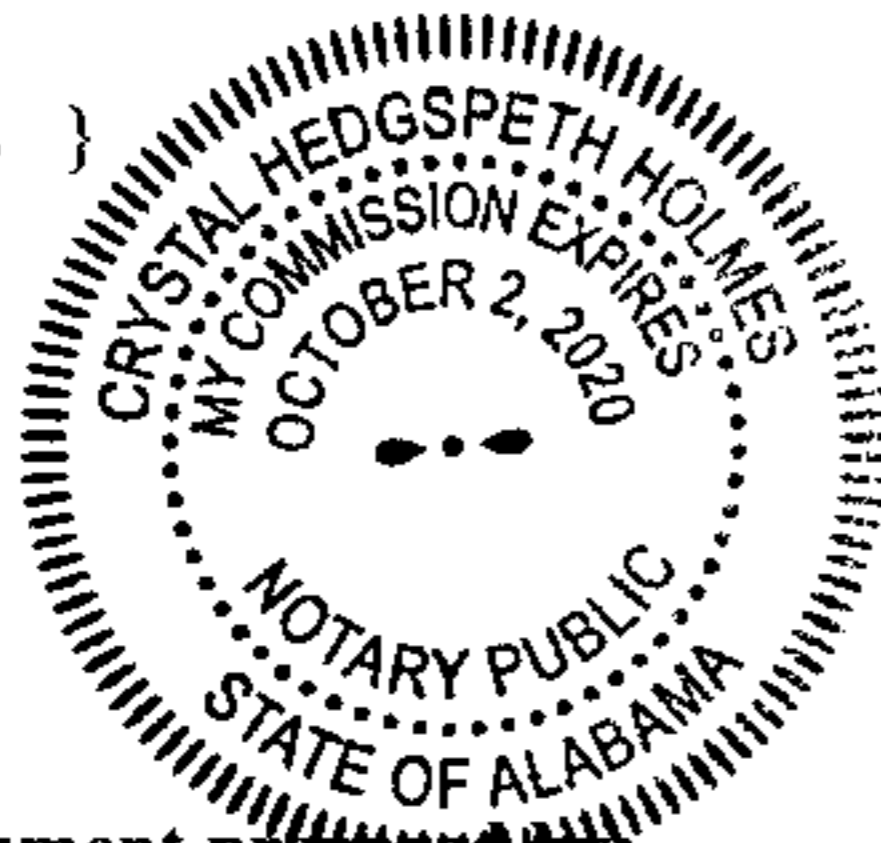
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

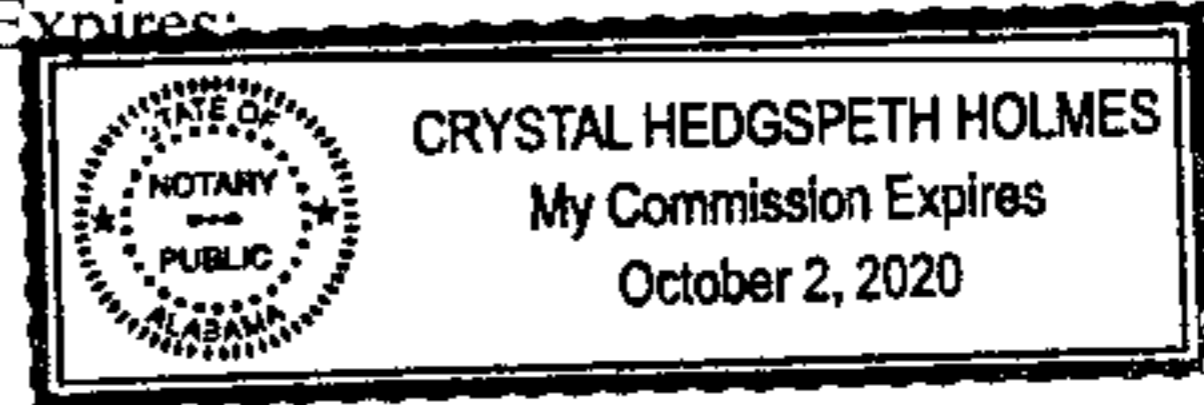
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nora M. Bowden, whose name as Manager of Bowden Properties I, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 26th day of July, 2019.

{ SEAL }



Crystal Hedgspeth Holmes
Notary Public
My Commission Expires:



This instrument prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



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Shelby Cnty Judge of Probate, AL
08/08/2019 08:27:07 AM FILED/CERT