

20190815000298280  
08/15/2019 03:40:28 PM  
DEEDS 1/9

This Instrument Prepared By:  
Donovan Lloyd Powell, Esq.  
Eversheds Sutherland (US) LLP  
999 Peachtree Street, NE  
Atlanta, GA 30309-3996  
Telephone: (404) 853-8000

When recorded return to:  
Donovan Lloyd Powell, Esq.  
Eversheds Sutherland (US) LLP  
999 Peachtree Street, NE  
Atlanta, GA 30309-3996  
Telephone: (404) 853-8000

When Recorded Return To:  
Heather Townsend  
National Commercial Services  
First American Title Insurance Company  
Six Concourse Parkway, Ste. 2000  
Atlanta, GA 30328  
File No: NCS 918257

STATE OF ALABAMA

COUNTY OF SHELBY

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Shelby County, Alabama, a political subdivision of the State of Alabama, hereinafter referred to as the "**Grantor**," does hereby GRANT, BARGAIN, SELL and CONVEY unto GCD Properties, LLC, a Georgia limited liability company, hereinafter referred to as the "**Grantee**," its heirs, successors and assigns, the real property (the "**Property**") situated, lying and being in the County of Shelby and State of Alabama, as described on EXHIBIT A attached hereto and made a part hereof for all purposes.

TOGETHER WITH all the rights, members and appurtenances to the Property in anyway appertaining or belonging thereto.

TO HAVE AND TO HOLD, the Property together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs, successors, and assigns forever.

AND said Grantor, for said Grantor, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs, successors, and assigns, that Grantor is lawfully seized in fee simple of the said Property; that said Property is free and clear from all liens and encumbrances, except as set forth on EXHIBIT B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property (the "**Permitted Exceptions**"); and that Grantor will, and its heirs, successors, executors, and administrators shall, warrant and defend the same to said Grantee, and its heirs, successors, and assigns, forever against the lawful claims of all persons.

AND said Grantor hereby subjects the entirety of the Property to that certain Declaration of Covenants, Conditions and Restrictions recorded in Inst. # 1996-38767, Inst. # 2001-20649 and Inst. # 20050623000312460 of the Official Records of Shelby County, Alabama (collectively, the "Declaration"), and agrees that the term "Subject Property," as defined in the Declaration, shall include the Property in its entirety.

Address of Grantor:

Shelby County, Alabama  
P.O Box 467  
Columbiana, Alabama 35051

Address of Grantee:

GCD Properties, LLC  
c/o Georgia Crown Distributing Co., Inc.  
100 Georgia Crown Drive  
McDonough, Georgia 30253

[The remainder of this page has intentionally been left blank; signature page follows.]

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of this 13<sup>th</sup> day of August, 2019.

GRANTOR:

SHELBY COUNTY, ALABAMA,  
a political subdivision of the State of Alabama

By:

Name:

Title:

Alex Dudchuck  
Alex Dudchuck  
County Manager

Phil Burns

Witness Name

[Signature]  
Witness Signature:

STATE OF [ ALABAMA ] )

COUNTY OF [ SHELBY ] )

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Alex Dudchuck, whose name as County Manager for Shelby County, Alabama, a political subdivision of the State of Alabama, 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, he, with full authority as County Manager, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 13<sup>th</sup> day of August, 2019.

My commission expires:

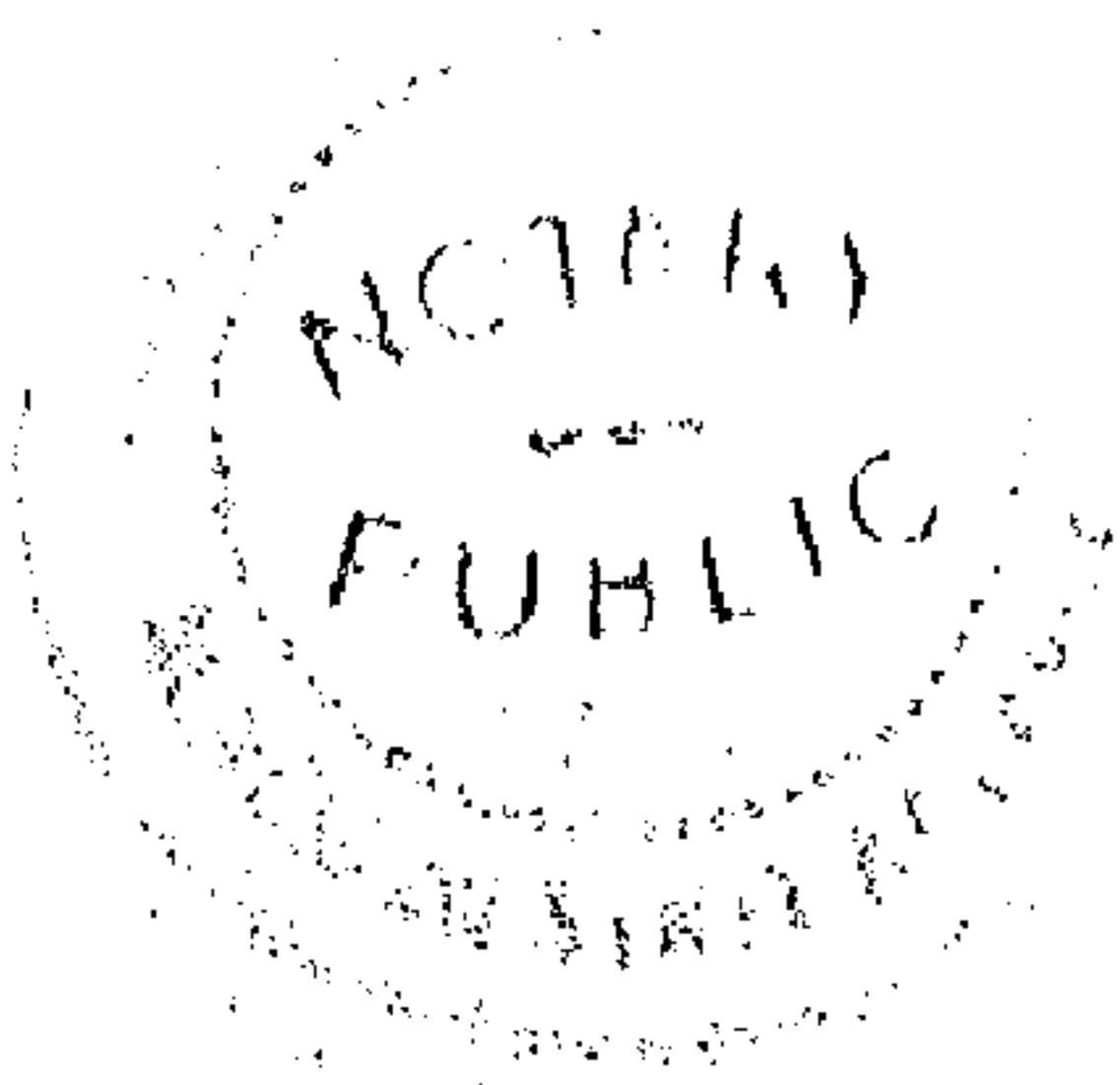
9-11-19  
(SEAL)

Notary Public of

Printed Name:

William R. Justice  
State of Alabama

William R. Justice



**EXHIBIT A**LEGAL DESCRIPTION

A parcel of land situated in the West half of Section 19, Township 21 South, Range 2 West, City of Alabaster, Shelby County, Alabama, and being known and designated as Site 16A, Shelby West Corporate Park, on that certain map or plat recorded in Map Book 51, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest Corner of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama; thence North  $88^{\circ}34'29''$  West for a distance of 100.02 feet; thence North  $00^{\circ}22'09''$  East for a distance of 984.98 feet to the POINT OF BEGINNING; thence continue along the last described course of North  $00^{\circ}22'29''$  East for a distance of 3129.47 feet; thence South  $81^{\circ}01'18''$  East for a distance of 1179.54 feet to the Westerly right of way of Corporate Woods Drive, said point being on a curve to the right, having a radius of 1460.01 feet, and a chord bearing of South  $10^{\circ}47'15''$  West with a chord distance of 455.61 feet; thence follow said right of way the following five(5) calls, along the arc of said curve, a distance of 457.48 feet; thence South  $19^{\circ}45'51''$  West for a distance of 303.99 feet to a point on a curve to the left, having a radius of 1538.63 feet and a chord bearing South  $15^{\circ}30'36''$  West with a chord distance of 228.48 feet; thence along the arc of said curve, a distance of 228.69 feet; thence South  $11^{\circ}15'21''$  West for a distance of 799.82 feet to a point on a curve to the left, having a radius of 635.03 feet, and a chord bearing South  $15^{\circ}25'51''$  East with a chord distance of 570.39 feet; thence along the arc of said curve an arc length of 591.55 feet to a right of way flare with Corporate Woods Lane; thence along said right of way flare South  $02^{\circ}06'37''$  East for a distance of 37.66 feet to the Northwesternly right of way of Corporate Woods Lane, said point being on a curve to the left having a radius of 1004.93 feet, and a chord bearing of South  $21^{\circ}21'01''$  West with a chord distance of 586.43 feet; thence leaving said right of way flare follow said right of way the following five(5) calls, along the arc of said curve for a distance of 595.08 feet; thence South  $04^{\circ}23'10''$  West for a distance of 50.52 feet to a point on a curve to the right having a radius of 25.34 feet, and a chord bearing South  $21^{\circ}28'54''$  West with a chord distance of 14.82 feet; thence along the arc of said curve for a distance of 15.04 feet to a reverse curve to the left, having a radius of 66.06 feet and a chord bearing South  $29^{\circ}18'07''$  West with a chord distance of 21.97 feet; thence along the arc of said curve for a distance of 22.07 feet; thence leaving said right of way North  $89^{\circ}11'25''$  West for a distance of 699.94 feet to the POINT OF BEGINNING of the Parcel herein described.

Said Parcel containing 63.172 acres, more or less.

**EXHIBIT B**

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20071114000522060, Shelby County, Alabama Records.
3. Declaration of Covenants, Conditions and Restrictions recorded in Inst. # 1996-38767, Inst. # 2001-20649 and Instrument Number 20050623000312460, aforesaid records.
4. Building set back lines as shown on plat dated July 18, 2019, filed July 22, 2019 and recorded in Map Book 51, Page 29, aforesaid records.



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

Grantor's Name Shelby County, Alabama  
Mailing Address P.O Box 467  
Columbiana, Alabama 35051

Grantee's Name GCD Properties, LLC  
Mailing Address 100 Georgia Crown Drive  
McDonough, Georgia 30253

Property Address See legal description attached  
as Exhibit A.

Date of Sale August 14, 2019

Total Purchase Price \$ 1,800,402.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 8-17-19

Print ALEX DUDCHOCK

☐ Unattested

Sign   
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

## EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the West half of Section 19, Township 21 South, Range 2 West, City of Alabaster, Shelby County, Alabama, and being known and designated as Site 16A, Shelby West Corporate Park, on that certain map or plat recorded in Map Book 51, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest Corner of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 88°34'29" West for a distance of 100.02 feet; thence North 00°22'09" East for a distance of 984.98 feet to the POINT OF BEGINNING; thence continue along the last described course of North 00°22'29" East for a distance of 3129.47 feet; thence South 81°01'18" East for a distance of 1179.54 feet to the Westerly right of way of Corporate Woods Drive, said point being on a curve to the right, having a radius of 1460.01 feet, and a chord bearing of South 10°47'15" West with a chord distance of 455.61 feet; thence follow said right of way the following five(5) calls, along the arc of said curve, a distance of 457.48 feet; thence South 19°45'51" West for a distance of 303.99 feet to a point on a curve to the left, having a radius of 1538.63 feet and a chord bearing South 15°30'36" West with a chord distance of 228.48 feet; thence along the arc of said curve, a distance of 228.69 feet; thence South 11°15'21" West for a distance of 799.82 feet to a point on a curve to the left, having a radius of 635.03 feet, and a chord bearing South 15°25'51" East with a chord distance of 570.39 feet; thence along the arc of said curve an arc length of 591.55 feet to a right of way flare with Corporate Woods Lane; thence along said right of way flare South 02°06'37" East for a distance of 37.66 feet to the Northwesterly right of way of Corporate Woods Lane, said point being on a curve to the left having a radius of 1004.93 feet, and a chord bearing of South 21°21'01" West with a chord distance of 586.43 feet; thence leaving said right of way flare follow said right of way the following five(5) calls, along the arc of said curve for a distance of 595.08 feet; thence South 04°23'10" West for a distance of 50.52 feet to a point on a curve to the right having a radius of 25.34 feet, and a chord bearing South 21°28'54" West with a chord distance of 14.82 feet; thence along the arc of said curve for a distance of 15.04 feet to a reverse curve to the left, having a radius of 66.06 feet and a chord bearing South 29°18'07" West with a chord distance of 21.97 feet; thence along the arc of said curve for a distance of 22.07 feet; thence leaving said right of way North 89°11'25" West for a distance of 699.94 feet to the POINT OF BEGINNING of the Parcel herein described.

Said Parcel containing 63.172 acres, more or less.

## Real Estate Sales Validation Form

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

Grantor's Name Shelby County, Alabama  
 Mailing Address P.O Box 467  
Columbiana, Alabama 35051

Grantee's Name GCD Properties, LLC  
 Mailing Address 100 Georgia Crown Drive  
McDonough, Georgia 30253

Property Address See legal description attached  
as Exhibit A.

Date of Sale August 14, 2019

Total Purchase Price \$ 1,800,402.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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.

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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.

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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 \_\_\_\_\_

Print GCD Properties, LLC, a Georgia limited liability company

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

By: John M. Tanzine, III, Vice President

**Form RT-1**



## EXHIBIT A

LEGAL DESCRIPTION

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Said Parcel containing 63.172 acres, more or less.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/15/2019 03:40:28 PM  
 \$1839.50 CHARITY  
 20190815000298280

*Allen S. Bayl*