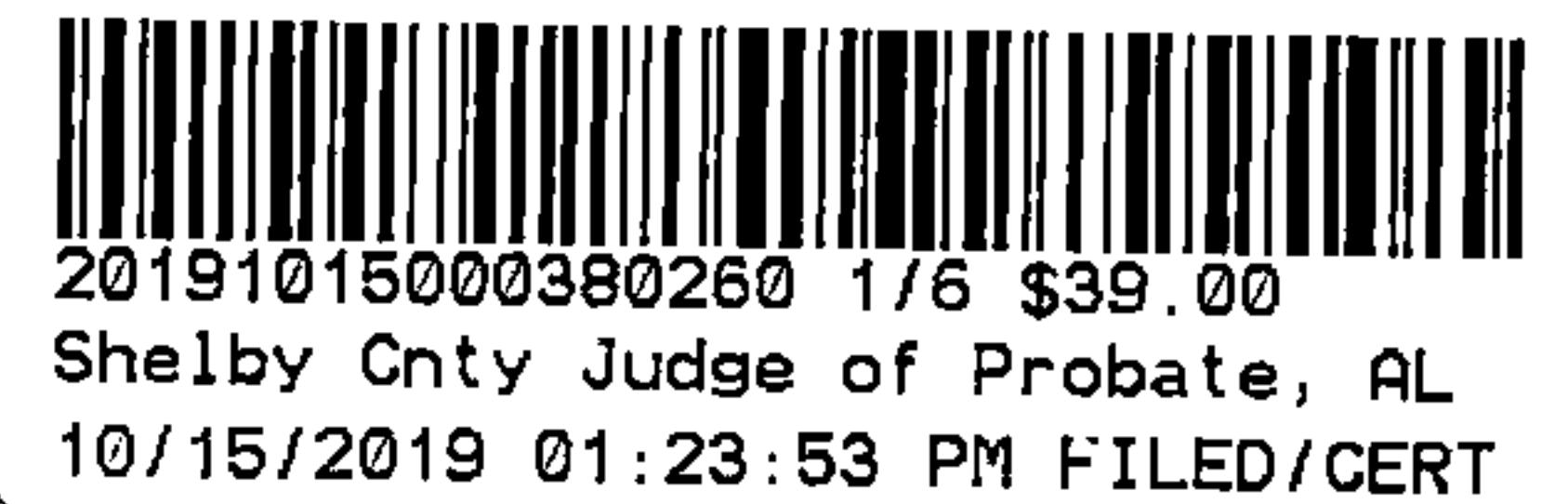


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
City of Chelsea
P.O. Box 111
Chelsea, AL 35043



STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW/ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Courtney H. Mason, Jr.**, a married man, as to an undivided 50% interest, **Steve Issis**, a married man, as to an undivided 25% interest and **John Issis**, a married man, as to an undivided 25% interest (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **City of Chelsea**, an Alabama municipal corporation (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

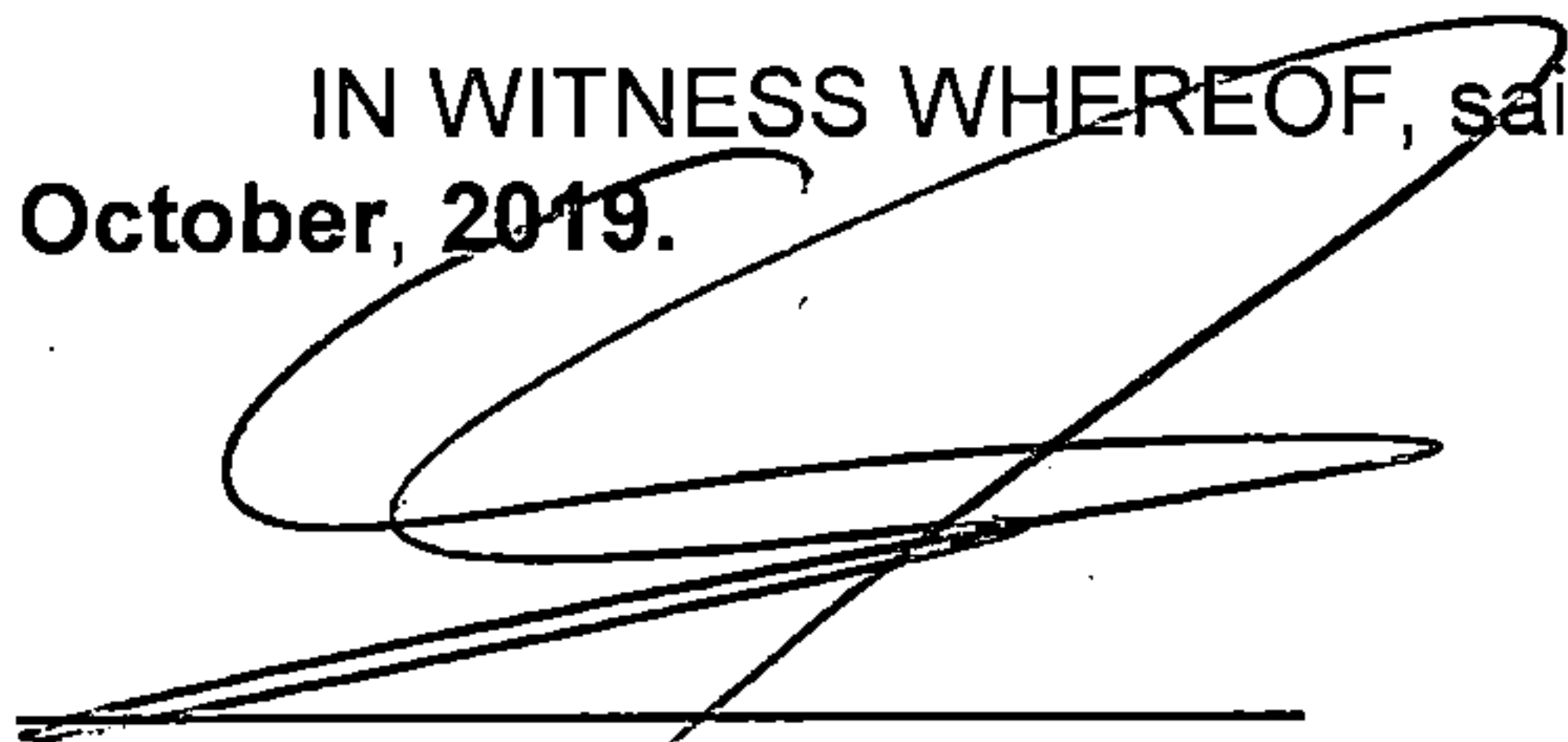
1. Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.
2. Existing easements, building lines, covenants, restrictions and limitations of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Volume 102, Page 171; Volume 107, Page 311; Volume 111, Page 152 and Volume 138, Page 95. and Instrument No. 2008022500074960.
5. Right-of-way granted to Shelby County recorded in Volume 95, Page 506 and Volume 95, Page 522.
6. Covenants, conditions, maintenance agreements, access easements and terms contained in that certain Declaration of Sanitary Sewer easement between 280 Properties, LLC, Polo Farms Investments, LLC and Double Oak Water Reclamation, LLC as recorded in Inst. No 2009-34019. Location of sanitary sewer easement shown on survey of Barton F. Carr dated December 10, 2009.
7. Certificate of Annexation ordinance as recorded in Inst. No 2009081100309350.
8. Declaration of Restrictions, Covenants, and Grants of Easements as recorded in Inst. No. 2009121600641130 and assigned to Chelsea – Selig, LLC in Inst. No. 2009121600461160.
9. Covenants, conditions, maintenance agreements, access easements and terms contained in Declaration of Sanitary Sewer Easement for 280 Properties, LLC, Polo Farms Investments, LLC and Double Oak Water Reclamation, LLC,, as recorded in Inst. No. 2009-34019.

10. Restrictions, covenants, prohibitions and exclusive uses contained in lease by and between Chelsea Crossroads, LLC and Publix Alabama, Inc., a memorandum of which is recorded in Inst. No. 20091216000461140 as amended in 20160606000192870.


The property conveyed herein does not constitute the homestead of any of the grantors nor that of their respective spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns for in fee simple, forever.

IN WITNESS WHEREOF, said GRANTOR hereunto set his hand and seal this the 11th day of October, 2019.



Courtney H. Mason, Jr.

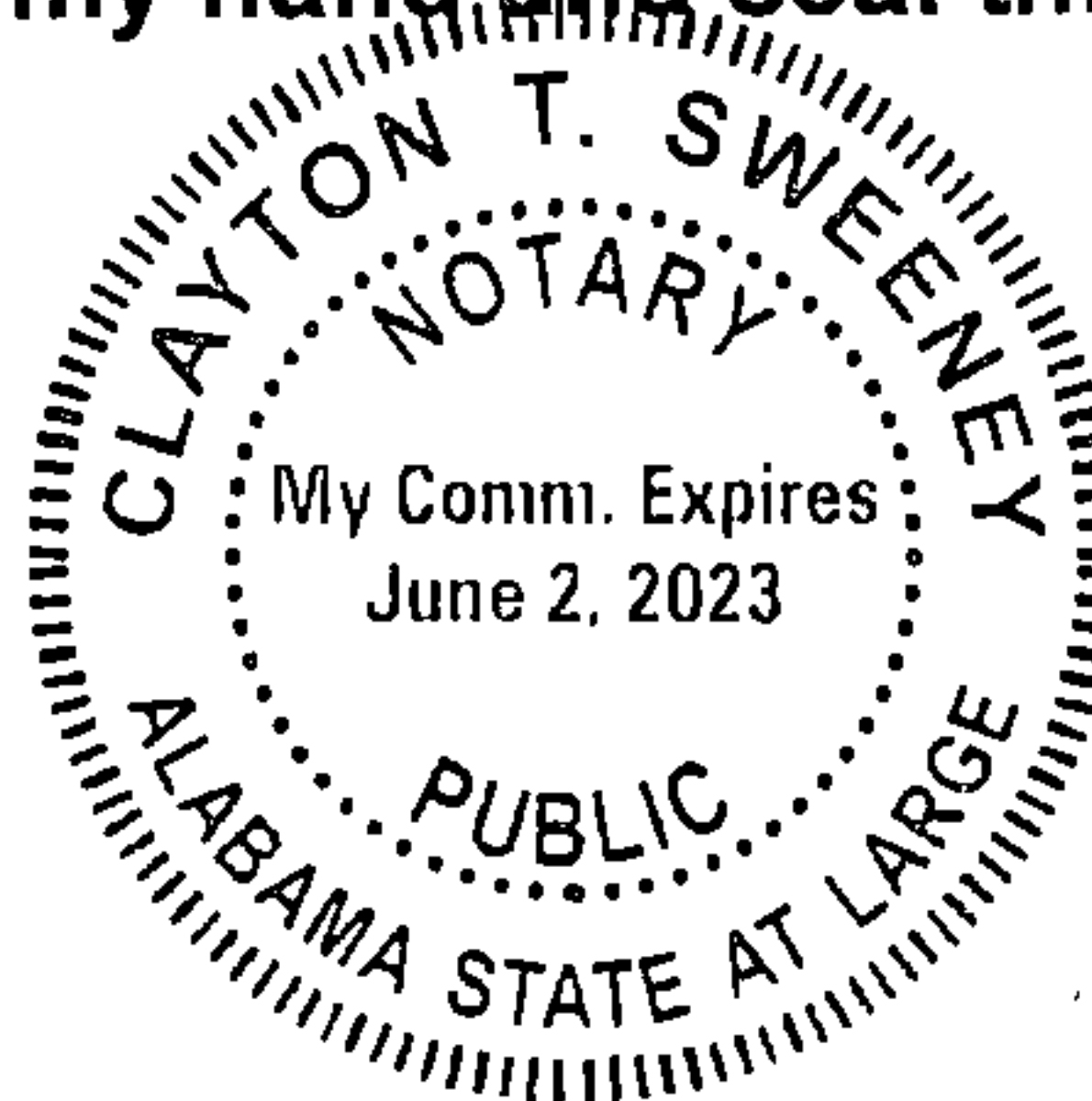
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20191015000380260 2/6 \$39.00
Shelby Cnty Judge of Probate, AL
10/15/2019 01:23:53 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Courtney H. Mason, Jr., a married man, whose name 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 Instrument he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of October, 2019.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



IN WITNESS WHEREOF, said GRANTOR hereunto set his hand and seal this the ____ day of
October, 2019




Steve Issis

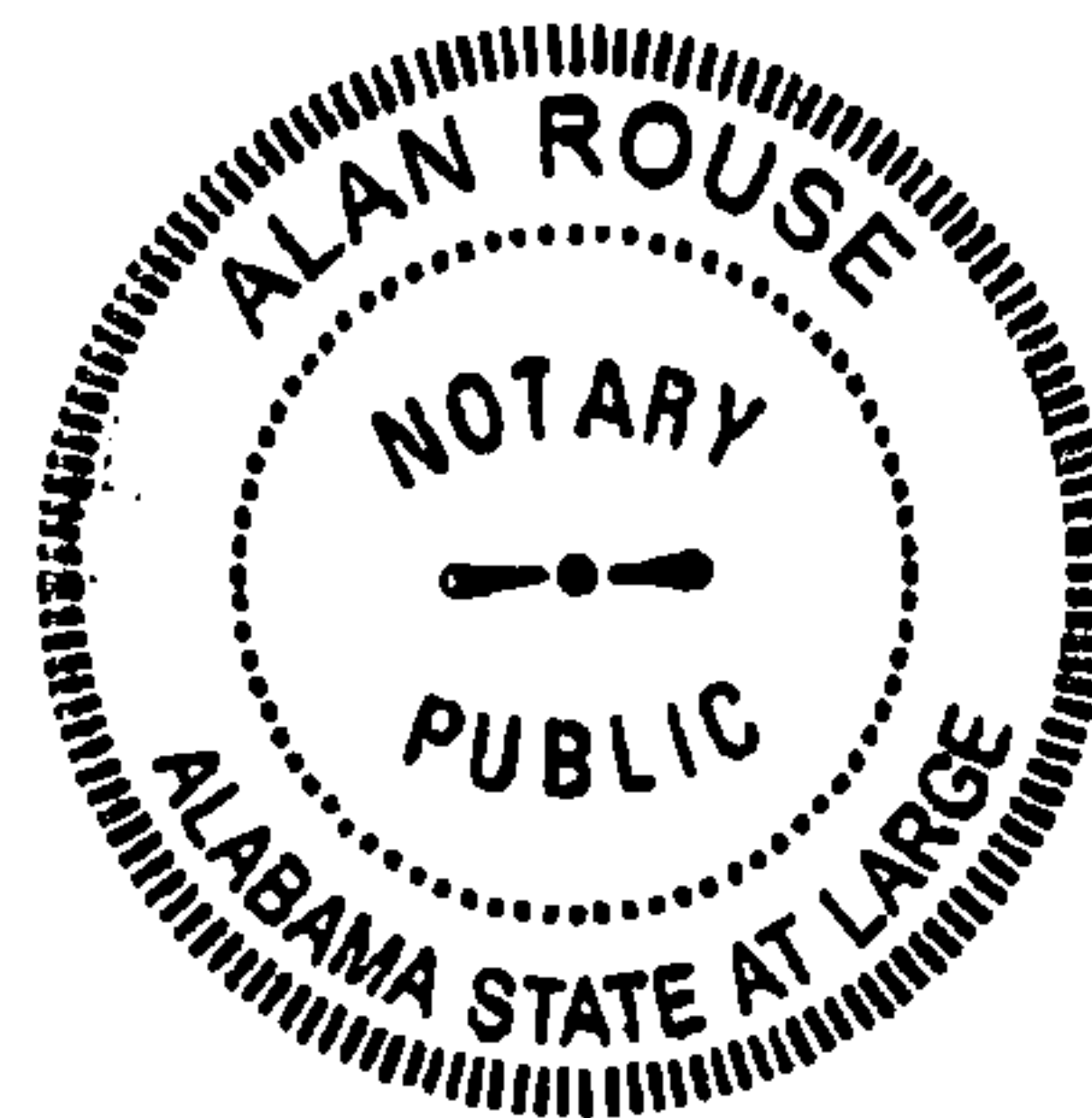
STATE OF ALABAMA)
COUNTY OF At large)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steve Issis, a married man, whose name 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 Instrument he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of October, 2019.

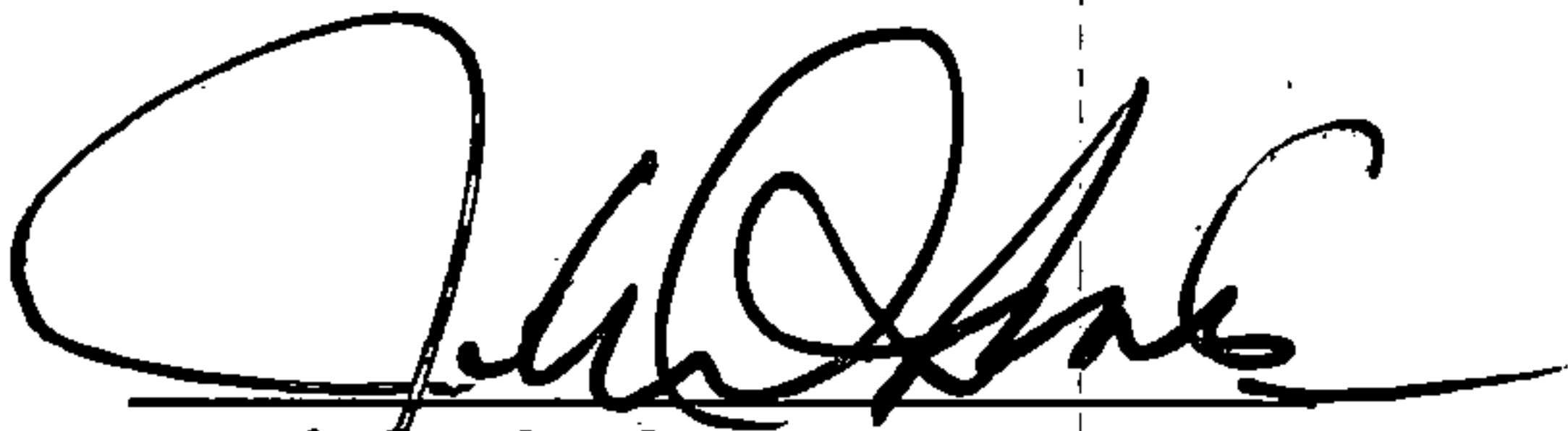


NOTARY PUBLIC
My Commission Expires: ~~MY COMMISSION EXPIRES FEBRUARY 15, 2021~~




20191015000380260 3/6 \$39.00
Shelby Cnty Judge of Probate, AL
10/15/2019 01:23:53 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR hereunto set his hand and seal this the ____ day of
October, 2019.




John Issis

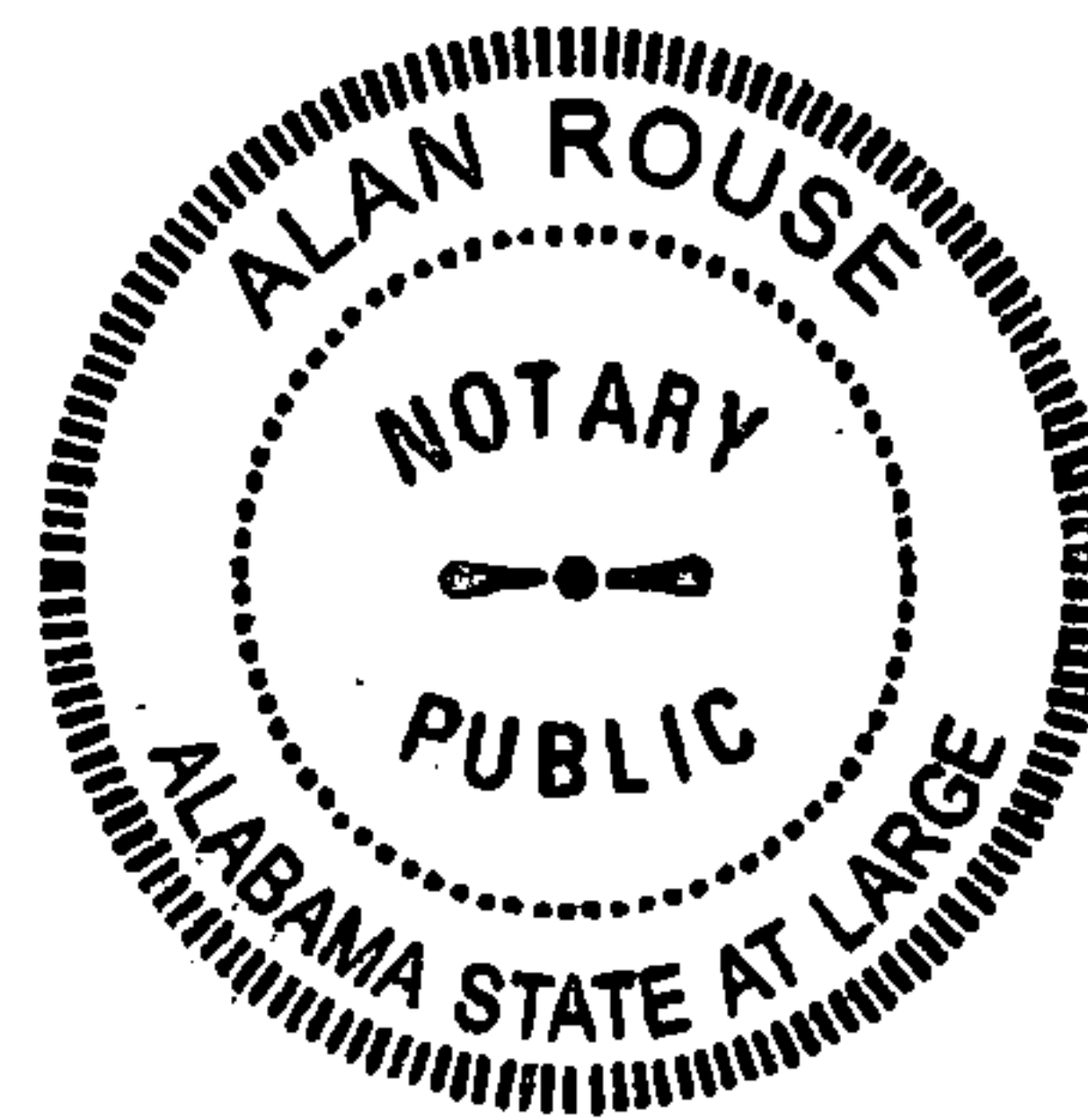
STATE OF ALABAMA)
COUNTY OF At Large)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Issis, a married man, whose name 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 Instrument he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of October, 2019.



NOTARY PUBLIC
My Commission Expires: _____ MY COMMISSION EXPIRES FEBRUARY 15, 2021



20191015000380260 4/6 \$39.00
Shelby Cnty Judge of Probate, AL
10/15/2019 01:23:53 PM FILED/CERT

EXHIBIT "A"

A parcel of land lying in the East Half of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence and Begin at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 19 South, Range 1 West. Shelby County, Alabama; thence run **Southerly** along the east line of said Northeast Quarter for **1003.33 feet** to a point on the northerly right-of-way line of U.S. Highway 280; thence turn in interior angle left, counterclockwise of **87°19'02"** and run westerly along said road right-of way for **350.00 feet** to a point; thence turn an interior angle left, counterclockwise of **125°11'27"** and run Northwest **326.53 feet** to a point; thence turn an Interior angle left, counterclockwise of **160°05'55"** and run Northwest **90.01 feet** to a point: thence turn an interior angle left, counterclockwise of **162°48'37"** and run Northerly **154.26 feet** to a point; thence turn an interior angle left, counterclockwise of **186°32'18"** and run Northwest **460.81 feet** to a point; thence turn an interior angle left, counterclockwise **89°01'47"** and run Easterly **117.87 feet** to a point: thence deflect left **53°07'41"** and run Northeast **30.64 feet** to a point; thence deflect left **33°26'18"** and run Northerly **31.28 feet** to a point; thence deflect left **61°04'12"** and run Northwest **38.77 feet** to a point; thence deflect right **19°15'49"** and run Northwest **68.64 feet** to a point on the southerly right-of-way of Shelby County Highway 280; thence deflect right **110°20'10"** and run Northeast **117.12 feet** along the aforementioned right-of-way line to a point; thence continue Northeasterly along the same course and the aforementioned right-of-way line a distance of **398.66 feet** to a point; thence leaving the aforementioned right-of-way line deflect right **109°01'18"** and run Southerly **290.04 feet** to the **Point of Beginning**.

Said Parcel Contains 12.53 acres (545,922.2 square feet), more or less.



20191015000380260 5/6 \$39.00
Shelby Cnty Judge of Probate, AL
10/15/2019 01:23:53 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name 280 Properties, L.L.C.

Grantee's Name

Courtney H. Mason, Jr.
Steve Issis and John Issis

Mailing Address P.O. Box 43309
Birmingham, AL 35243

Mailing Address P.O. Box 43309
Birmingham, AL 35243

Property Address Metes and Bounds

Date of Sale October 11, 2019

Total Purchase Price \$

or

Actual Value \$ 1,000,000.00


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
☐ Deed


20191015000380260 6/6 \$39.00
Shelby Cnty Judge of Probate, AL
10/15/2019 01:23:53 PM FILED/CERT

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 10/12/2019

280 Properties, L.L.C. by its Managing Members

Print Courtney H. Mason, Jr. and Steve Issis

Unattested

(verified by)

Sign

(Grantor) Grantee/Owner/Agent) circle one