

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Alabama Land Partners, LLC
120 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

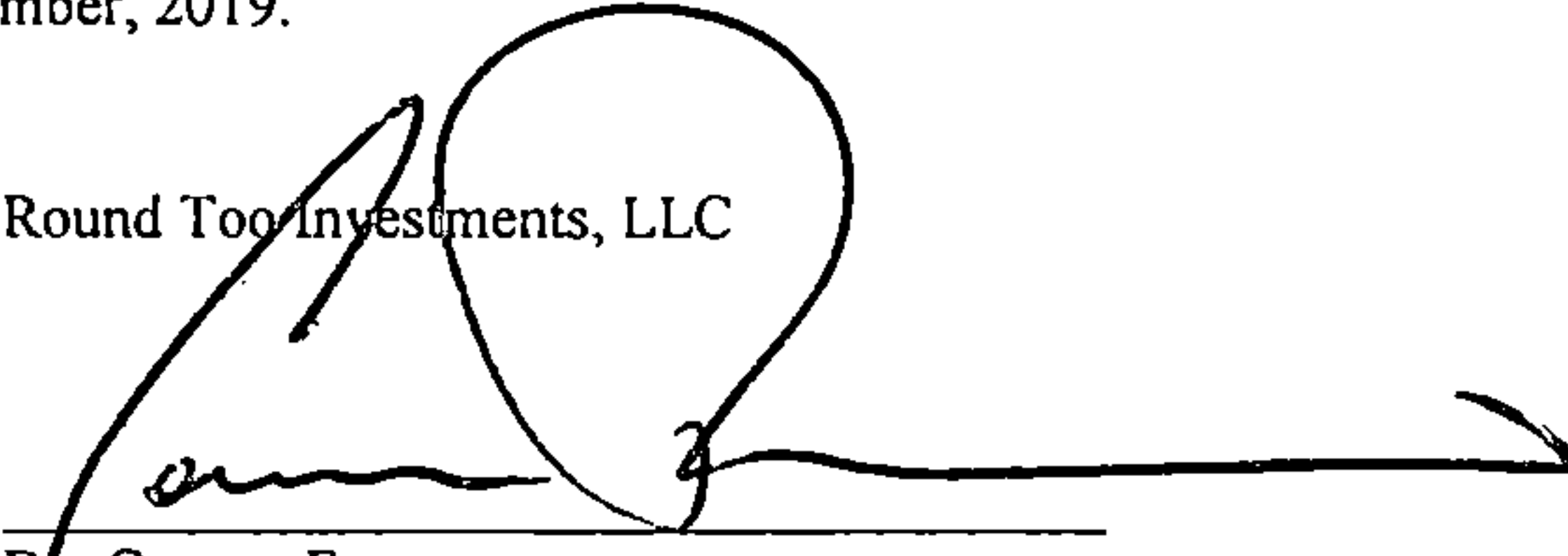
That in consideration of FOUR HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$450,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, ROUND TOO INVESTMENTS, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto ALABAMA LAND PARTNERS, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" – Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said grantor, by its Manager who is authorized to execute this conveyance, has hereunto set his signature and seal this the 5th day of November, 2019.

Round Too Investments, LLC

By: Connor Farmer
Its: Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Manager of Round Too Investments, LLC 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, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this 5th day of November, 2019.


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NOTARY PUBLIC
My Commission Expires 8-21-23

Shelby County, AL 11/21/2019
State of Alabama
Deed Tax: \$450.00

Exhibit "A" Legal Description

TRACT I:

From a 3/4-inch crimped pipe at the NW corner of Section 1, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence South along the West boundary of said Section 1 and along a white painted line a distance of 1334.69 feet to a 1/2-inch rebar at the SW corner of the NW 1/4 of NW 1/4, according to sized Section 1, Township 20 South, Range 1 West; thence turn 91 degrees 57 minutes 54 seconds left and run 1305.85 feet along the accepted South boundary of said NW 1/4 of NW 1/4 and along a white painted line to a 1/2-inch rebar accepted as the SW corner of the NE 1/4 of NW 1/4 of said Section 1; thence turn 00 degrees 01 minutes 55 seconds right and run 1307.69 feet along the accepted South boundary of said NE 1/4 of NW 1/4 and along a blue painted line to a 1/2-inch rebar accepted as the SE corner of said NE 1/4 of NW 1/4; thence turn 91 degrees 25 minutes 28 seconds left and run 205.31 feet along an accepted segment of the East boundary of said NE 1/4 of NW 1/4 and along a blue painted line to a 1/2-inch rebar; thence turn 03 degrees 17 minutes 14 seconds right and run 1128.49 feet along an accepted segment of the East boundary of said NE 1/4 of NW 1/4 and along a blue painted line to a 1/2-inch rebar at the SE corner of the SE 1/4 of SW 1/4, according to sized Section 36, Township 19 South, Range 1 West; thence turn 03 degrees 46 minutes 11 seconds left and run 1061.98 feet along an accepted property line and along a blue painted line to a 1/2-inch rebar; thence turn 86 degrees 32 minutes 39 seconds left and run 444.65 feet along an accepted property line and along a white and blue painted line to a 1/2 rebar; thence turn 92 degrees 07 minutes 59 seconds right and run 229.26 feet along an accepted property line and along a white and blue painted line to a 1/2-inch rebar; thence turn 93 degrees 23 minutes 15 seconds left and run 350.18 feet along an accepted property line and along a white and blue painted line to a 1/2-inch rebar; thence continue along said course and along a white painted line a distance of 582.65 feet to a 1/2-inch rebar; thence turn 91 degrees 30 minutes 43 seconds right and run 1303.15 feet along an accepted property line and along a white painted line to a 1/2-inch rebar; thence turn 00 degrees 09 minutes 48 seconds left and run 488.54 feet along an accepted property line and along a blue painted line to a 1/2-inch rebar; thence turn 00 degrees 05 minutes 24 seconds right and run 1280.37 feet along an accepted property line and along a blue painted line to a 1/2-inch pipe; thence turn 00 degrees 01 minutes 30 seconds left and run 118.77 feet along an accepted property line and along a white and blue painted line to a 1/2-inch pipe on the Southerly boundary of Shelby County Highway #439 (60-foot right of way); thence turn 49 degrees 39 minutes 30 seconds left and run 234.70 feet along said highway boundary to a 3/8-inch rebar and the following courses; 04 degrees 55 minutes 08 seconds left for 80.83 feet; 04 degrees 44 minutes 19 seconds left for 561.71 feet; 16 degrees 56 minutes 29 seconds left for 66.06 feet; 20 degrees 23 minutes 49 seconds left for 146.10 feet; 03 degrees 30 minutes 48 seconds left for 153.48 feet; 22 degrees 42 minutes 27 seconds right for 88.72 feet; 22 degrees 44 minutes 39 seconds right for 51.95 feet; 24 degrees 16 minutes 47 seconds left for 103.67 feet; thence turn 21 degrees 15 minutes 29 seconds left and run 34.70 feet along said highway boundary to a 1/2-inch crimped pipe on the accepted West boundary of the NW 1/4 of NW 1/4 of Section 36, Township 19 South, Range 1 West; thence turn 79 degrees 54 minutes 22 seconds left and run 1102.00 feet along the accepted West boundary of said NW 1/4 of NW 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NE corner of the SE 1/4 of NE 1/4 of Section 35, Township 19 South, Range 1 West; thence turn 87 degrees 59 minutes 48 seconds right and run 1334.94 feet along the accepted North boundary of said SE 1/4 of NE 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NW corner of said SE 1/4 of NE 1/4; thence turn 88 degrees 01 minutes 39 seconds left and run 1327.39 feet along the accepted West boundary of said SE 1/4 of NE 1/4 and along a white and blue painted line to a 1/2-inch rebar accepted as the NE corner of the NW 1/4 of SE 1/4 of said Section 35; thence turn 88 degrees 00 minutes 47 seconds right and run 1334.60 feet along the accepted North boundary of said NW 1/4 of SE 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NE corner of the NE 1/4 of SW 1/4 of said Section 35; thence turn 00 degrees 00 minutes 46 seconds left and run 1333.44 feet along the accepted North boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe accepted as the NW corner of said NE 1/4 of SW 1/4; thence turn 88 degrees 05 minutes 37 seconds left and run 664.23 feet along an accepted segment of the West boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to a 1/2-inch crimped pipe; thence turn 00 degrees 46 minutes 08 seconds left and run 658.59 feet along an accepted segment of the West



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Exhibit "A" Legal Description

boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to a pine knot in a rock pile accepted as the SW corner of said NE 1/4 of SW 1/4; thence turn 91 degrees 27 minutes 27 seconds left and run 1366.28 feet along the accepted South boundary of said NE 1/4 of SW 1/4 and along a white and blue painted line to an angle iron; thence turn 09 degrees 33 minutes 43 seconds right and run 25.15 feet to a 1-inch rebar accepted as the SW corner of the NW 1/4 of SE 1/4 of Section 35, Township 19 South, Range 1 West; thence turn 09 degrees 25 minutes 45 seconds left and run 1366.27 feet along the accepted South boundary of said NW 1/4 of SE 1/4 and along a white painted line to a point at the SW corner of the NE 1/4 of SE 1/4 according to sized Section 35, Township 19 South, Range 1 West; thence turn 00 degrees 00 minutes 36 seconds left and run 1366.32 feet along the South boundary of said NE 1/4 of SE 1/4 and along a white painted line to a 1/2-inch slick pin at the NW corner of the SW 1/4 of SW 1/4 according to sized Section 36, Township 19 South, Range 1 West; thence turn 90 degrees 18 minutes 39 seconds right and run 1320.73 feet along the West boundary of said SW 1/4 of SW 1/4 to the point of beginning of herein described parcel of land.

Situated in the N 1/2 of NW 1/4 of Section 1, Township 20 South, Range 1 West, and the W 1/2 of Section 36, Township 19 South, Range 1 West, and the SE 1/4 of NE 1/4 and the N 1/2 of SE 1/4 and the NE 1/4 of SW 1/4 of Section 35; Township 19 South, Range 1 West, Shelby County, Alabama.

Together with permanent rights of access, ingress and egress to Shelby County Highway 439, as it now exists or as it may be altered or widened in the future, from any portion of the area between the North line of the property described hereinabove in the NW 1/4 of NW 1/4, Section 36, Township 19 South, Range 1 West, Shelby County, Alabama.

Also, an easement for utilities along said Shelby County Highway 439.

TRACT II:

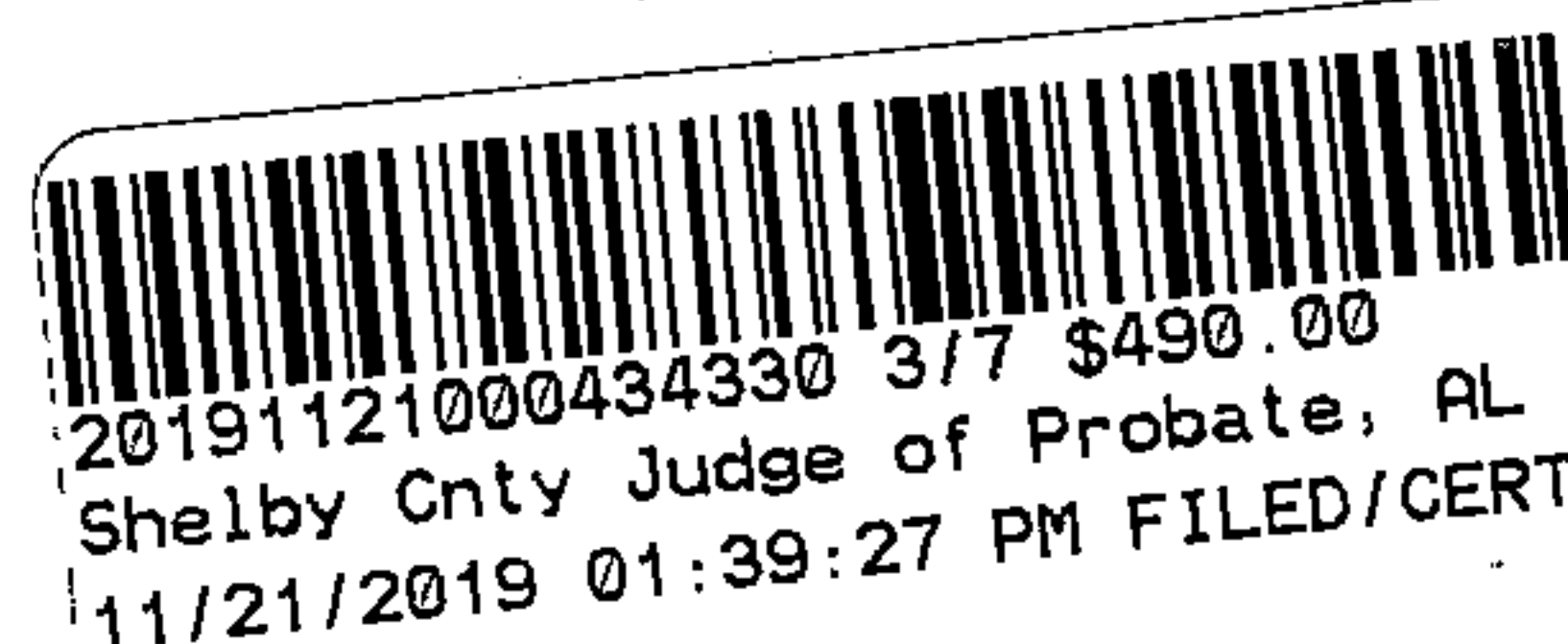
From an iron pin accepted as the SW corner of the NE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 1 West, being the point of beginning of the herein described parcel of land, run thence North along the accepted West boundary of said NE 1/4 of SW 1/4, a distance of 1316.0 feet to the accepted NW corner thereof; thence turn 86 degrees 49 minutes 07 seconds right and run 582.65 feet along the accepted North boundary of said NE 1/4 of SW 1/4; thence turn 93 degrees 09 minutes 03 seconds right and run 1333.70 feet to a point on the accepted South boundary of NE 1/4 of SW 1/4; thence turn 88 degrees 35 minutes 30 seconds right and run 582.65 feet to the point of beginning of herein described parcel of land.

Also, a 30-foot easement for ingress and egress, to-wit:

From the accepted NW corner of the NE 1/4 of SW 1/4 of Section 36, Township 19 South, Range 1 West, run thence East along the accepted North boundary of NE 1/4 of SW 1/4 a distance of 582.65 feet to the point of beginning of herein described easement; thence continue along said course a distance of 758.71 feet to the accepted NE corner of said NE 1/4 of SW 1/4; thence continue along said course a distance of 93.81 feet to a point on the Northwesterly boundary of a gravel road; thence turn 147 degrees 27 minutes 30 seconds right and run 55.7 feet along said road boundary; thence turn 32 degrees 32 minutes 30 seconds right and run 47.9 feet to a point on the accepted East boundary of said NE 1/4 of SW 1/4; thence continue along said course a distance of 759.56 feet; thence turn 93 degrees 09 minutes 03 seconds right and run 30.05 feet to the point of beginning of herein described easement.

ALSO, a strip of land, twenty-five (25) feet in width, located in the Northwest Quarter of the Northeast Quarter, Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, and lying twelve and one-half (12.5) feet either side of the following described line, more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter, Section 1, Township 20 South, Range 1 West and run North 67 degrees 26 minutes 47 seconds East for a distance of 111.88 feet; thence run North 78 degrees 08 minutes 40 seconds East for a distance of 44.17 feet to the end of Salser Lane (Shelby County Road Number 447) and the point of ending.



**Exhibit "A" Legal Description
Less and Except**

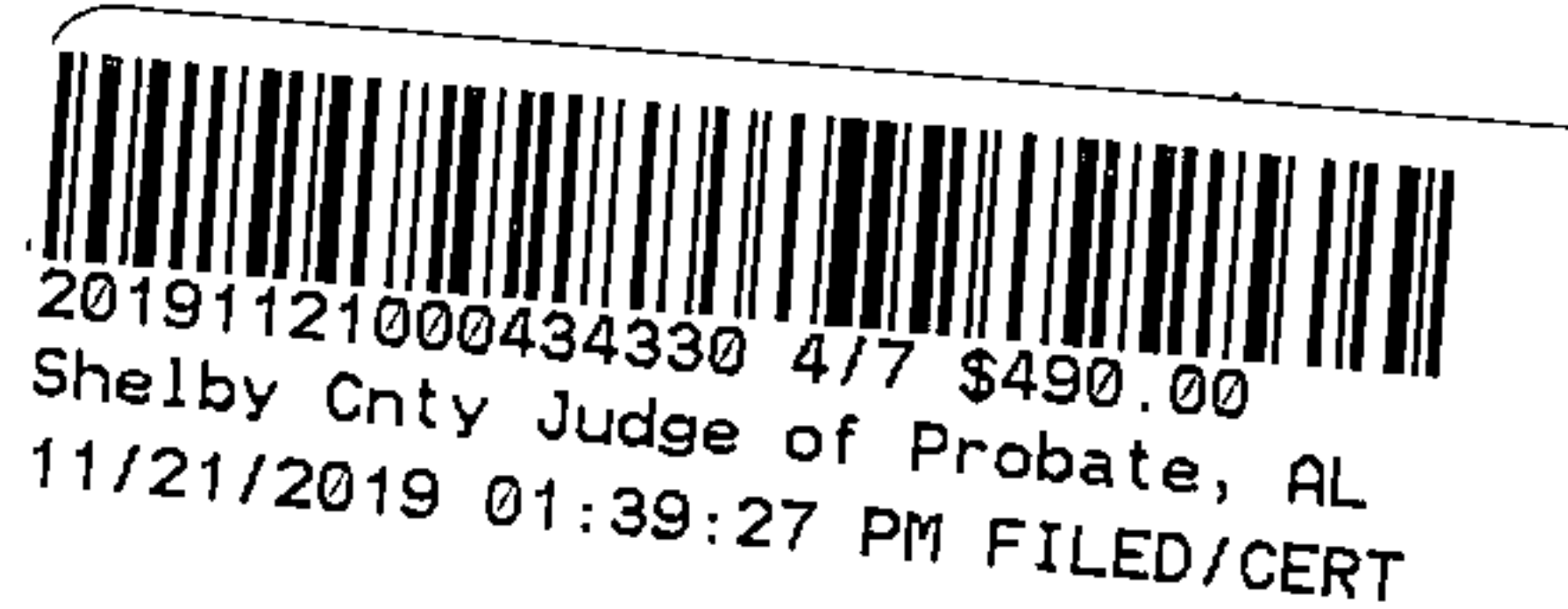
PARCEL 1:

Tract of land Situated in the Southwest 1/4 of Section 36, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Legal Description written from Survey by Hickey Land Surveying, Inc. dated April 22, 2002.

COMMENCE at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 1 West, Shelby County, Alabama; Thence run North 89°00'05" East along the south line of said 1/4 - 1/4 section a distance of 984.17 feet to a point on the west bank of Little Creek and the POINT OF BEGINNING of the land herein described; Thence run North 89°00'05" East along the south line of said 1/4 - 1/4 section a distance of 1615.93 feet to the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said section; Thence run North 02°54'25" West along the east line of said 1/4 - 1/4 section a distance of 1061.98 feet to a point; Thence leaving the east line of said 1/4 - 1/4 section run North 89°27'04" West along an accepted property line a distance of 444.65 feet to a point; Thence run North 02°40'55" East along an accepted property line a distance of 229.26 feet to a point; Thence run South 89°17'40" West along an accepted property line a distance of 350.18 feet to a point; Thence run North 00°39'13" East along an accepted property line a distance of 1330.38 feet to a point on the south line of Lot 3, according to the survey of Mitchem Family Subdivision, as recorded in Map Book 27, Page 119, in the Probate Office of Shelby County, Alabama; Thence run South 87°01'14" West along the south line of Lot 3 a distance of 582.75 feet to the southwest corner of said Lot 3; Thence run North 00°43'02" East along the west line of said Lot 3 a distance of 155.86 feet to a point lying on the centerline of Little Creek; Thence run along the centerline of Little Creek having a chord bearing of South 20°58'20" West a distance of 1570.35 feet to a point lying on the north line of the Southwest 1/4 of the Southwest 1/4 of Section 36; Thence leaving the centerline of Little Creek run South 89°39'09" West along the north line of said 1/4 - 1/4 section a distance of 17.20 feet to the west bank of Little Creek; Thence leaving the north line of said 1/4 - 1/4 line run along the west bank of Little Creek having a chord bearing of South 15°39'18" East a distance of 1357.51 feet to a point on the south line of Section 36 and the POINT OF BEGINNING.

Said tract of land containing 89.46 Acres or 3897087 SQ.FT. more or less.



**Exhibit "A" Legal Description
Less and Except
Continued**

PARCEL 1:

Tract of land Situated in Section 35, and Section 36, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

BEGIN at a nail in a 3" Post being the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; Thence run North $88^{\circ}12'22''$ East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 1366.14 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; Thence run North $88^{\circ}15'21''$ East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1356.20 feet to the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; Thence run North $88^{\circ}33'02''$ East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1402.08 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 19 South, Range 1 West; Thence run North $89^{\circ}39'09''$ East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 665.69 feet to a point lying on the centerline of Little Creek; Thence run along the centerline of Little Creek having a chord bearing of North $20^{\circ}58'20''$ East a distance of 1570.35 feet to a point lying 329.29 feet south of the northwest corner of Lot 3, according to the survey of Mitchem Family Subdivision, as recorded in Map Book 27, Page 119, in the Probate Office of Shelby County, Alabama; Thence leaving the centerline of Little Creek run North $00^{\circ}42'59''$ East along the west line of Lot 3 of said Survey a distance of 329.29 feet to a found iron (capped "RYS") being the southwest corner of Lot 1b, according to a Resurvey of Lots 1 & 2 of Mitchem Family Subdivision, as recorded in Map Book 44, Page 71, in the Probate Office of Shelby County, Alabama; Thence run North $00^{\circ}42'15''$ East along the west line of Lot 1b and Lot 1A of said survey a distance of 1399.05 feet more or less to the south right-of-way line of Liberty Road being described in Deed Book 2002, Page 8616, in the Probate Office of Shelby County, Alabama; Thence run along Liberty Road the following courses: Thence run North $48^{\circ}58'24''$ West a distance of 236.13 feet to a curve to the left with a radius of 489.80 feet, with a delta angle of $09^{\circ}39'07''$, a chord bearing of North $53^{\circ}47'57''$ West, and a chord length of 82.41 feet; Thence run along said curve a distance of 82.51 feet to a point; Thence run North $58^{\circ}37'31''$ West a distance of 561.70 feet to curve to the left with a radius of 113.31 feet, with a delta angle of $33^{\circ}51'31''$, a chord bearing of North $75^{\circ}33'16''$ West, and a chord length of 65.99 feet; Thence run along said curve a distance of 66.96 feet to a compound curve to the left with a radius of 1200.00 feet, with a delta angle of $06^{\circ}59'07''$, a chord bearing of South $84^{\circ}01'24''$ West, and a chord length of 146.21 feet; Thence run along said curve a distance of 146.30 feet to a point; Thence run South $80^{\circ}31'51''$ West a distance of 153.42 feet to a curve to the right with a radius of 115.00 feet, with a delta angle of $45^{\circ}25'05''$, a chord bearing of North $76^{\circ}45'37''$ West, and a chord length of 88.79 feet; Thence run along said curve a distance of 91.16 feet to a point; Thence run North $54^{\circ}03'04''$ West a distance of 51.86 feet to curve to the left with a radius of 126.00 feet, with a delta angle of $48^{\circ}39'21''$, a chord bearing of North $78^{\circ}22'45''$ West, and a chord length of 103.81 feet; Thence run along said curve a distance of 107.00 feet to a point; Thence run South $77^{\circ}17'35''$ West a distance of 32.49 feet to the northeast corner of Lot 1, according to the survey of Chelsea Estates First Addition, as recorded in Map book 5, Page 65, in the Probate Office of Shelby County, Alabama; Thence leaving the south right-of-way of Liberty Road run South $00^{\circ}34'21''$ West along the east line of Lots 1, 2, 3, 4, 6, 7, and 8, a distance of 1101.62 feet to the southeast corner of Lot 8 of said survey and the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; Thence run South $88^{\circ}31'22''$ West along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1334.91 feet to the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section; Thence run South $00^{\circ}30'23''$ West along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1327.81 feet to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; Thence run South $88^{\circ}32'24''$ West along the south line of said Section a distance of 1334.36 feet to the Northeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section; Thence run South $88^{\circ}31'37''$ West along the south line of said Section a distance of 1208.18 feet to a non tangent curve to the right with a radius of 375.00 feet, with a delta angle of $25^{\circ}58'58''$, a chord bearing of North $57^{\circ}26'32''$ West, and a chord length of 168.60 feet:



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**Exhibit "A" Legal Description
Less and Except
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Thence leaving the south line of said Section run along said curve a distance of 170.06 feet to a point; Thence run North 44°27'02" West a distance of 217.57 feet to a curve to the right with a radius of 325.00 feet, with a delta angle of 43°36'14", a chord bearing of North 22°38'56" West, and a chord length of 241.41 feet; Thence run along said curve a distance of 247.33 feet to a compound curve to the right with a radius of 25.00 feet, with a delta angle of 89°11'19", a chord bearing of North 43°44'51" East, and a chord length of 35.10 feet; Thence run along said curve a distance of 38.92 feet to a point on the south right-of-way line of Liberty Road; Thence run South 88°20'30" West along said road right-of-way a distance of 209.26 feet to a point; Thence leaving the south right-of-way line of Liberty Road run South 00°22'45" West a distance of 1167.37 feet to a point; Thence run North 88°30'55" East a distance of 450.17 feet to a point on the west line of the northeast 1/4 of the southwest 1/4 of Section 35, Township 19 South, Range 1 West; Thence run South 00°20'24" East along the west line of said 1/4 - 1/4 section a distance of 658.42 feet to the POINT OF BEGINNING.

Said tract of land containing 263.66 Acres or 11485072 SQ. FT. more or less



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Real Estate Sales Validation Form

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

Grantor's Name Round Top Investments LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Alabama Land Partners LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address See Legal Description
attached to Deed

Date of Sale 11-5-19
Total Purchase Price \$ 450,000

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 11-5-19

Print Gregory D Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1