

THIS INSTRUMENT WAS PREPARED BY:  
Sylvion S. Moss, Esq.  
Law Works, LLC  
2100 First Avenue North, Ste. 600  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
KAU Land Holdings, LLC  
4848 Highway 11  
Pelham, Alabama 35124

**STATUTORY WARRANTY DEED**


STATE OF ALABAMA            )  
  :  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **ADE 747, LLC**, a Georgia limited liability company (herein referred to as the "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **KAU LAND HOLDINGS, LLC**, an Alabama limited liability company (herein referred to as the "Grantee"), the real property situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. Taxes and assessments not yet due and payable.
2. Mineral and mining rights and rights incident thereto recorded in Deed Book 19, Page 204, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power company by instrument recorded in Deed Book 238, Page 739, in the Probate Office of Shelby County, Alabama.
4. Right of Way and Easement Agreement to Shelby County, recorded in Instrument #20070406000157900, in the Probate Office of Shelby County, Alabama.
5. Easement to Colonial Pipeline Company as recorded in Deed Book 224, Page 477, in the Probate Office of Shelby County, Alabama.
6. Easement to Plantation Pipe Line Company, as recorded in Deed Book 253, Page 324, and Deed Book 254, Page 515, in the Probate Office of Shelby County, Alabama.
7. Easement to Buck Family Partnership, LLC, as recorded in Instrument 20081022000414160, in the Probate Office of Shelby County, Alabama.
8. Access Easement Agreement with KAU Land Holdings, LLC recorded in Instrument #20150512000155860, in the Probate Office of Shelby County, Alabama.
9. Right of Way Easement to Delaney Exchange, LLC as recorded in Instrument #20090126000024940, in the Probate office of Shelby County, Alabama.

  
20200102000000650 1/4 \$2500.00  
Shelby Cnty Judge of Probate, AL  
01/02/2020 09:16:39 AM FILED/CERT

Shelby County, AL 01/02/2020  
State of Alabama  
Deed Tax: \$2469.00

Further, the Property is conveyed to the Grantee "As Is", "Where Is" and "With All Faults", the Grantee having inspected the Property and determined its condition is acceptable to the Grantee.

The Grantor covenants to warrant and defend the title to the Property (subject to the matters set forth above) to Grantee, its successors and assigns against the lawful claims of those claiming by, through or under the Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 17<sup>th</sup> day of December, 2019.

ADE 747, LLC

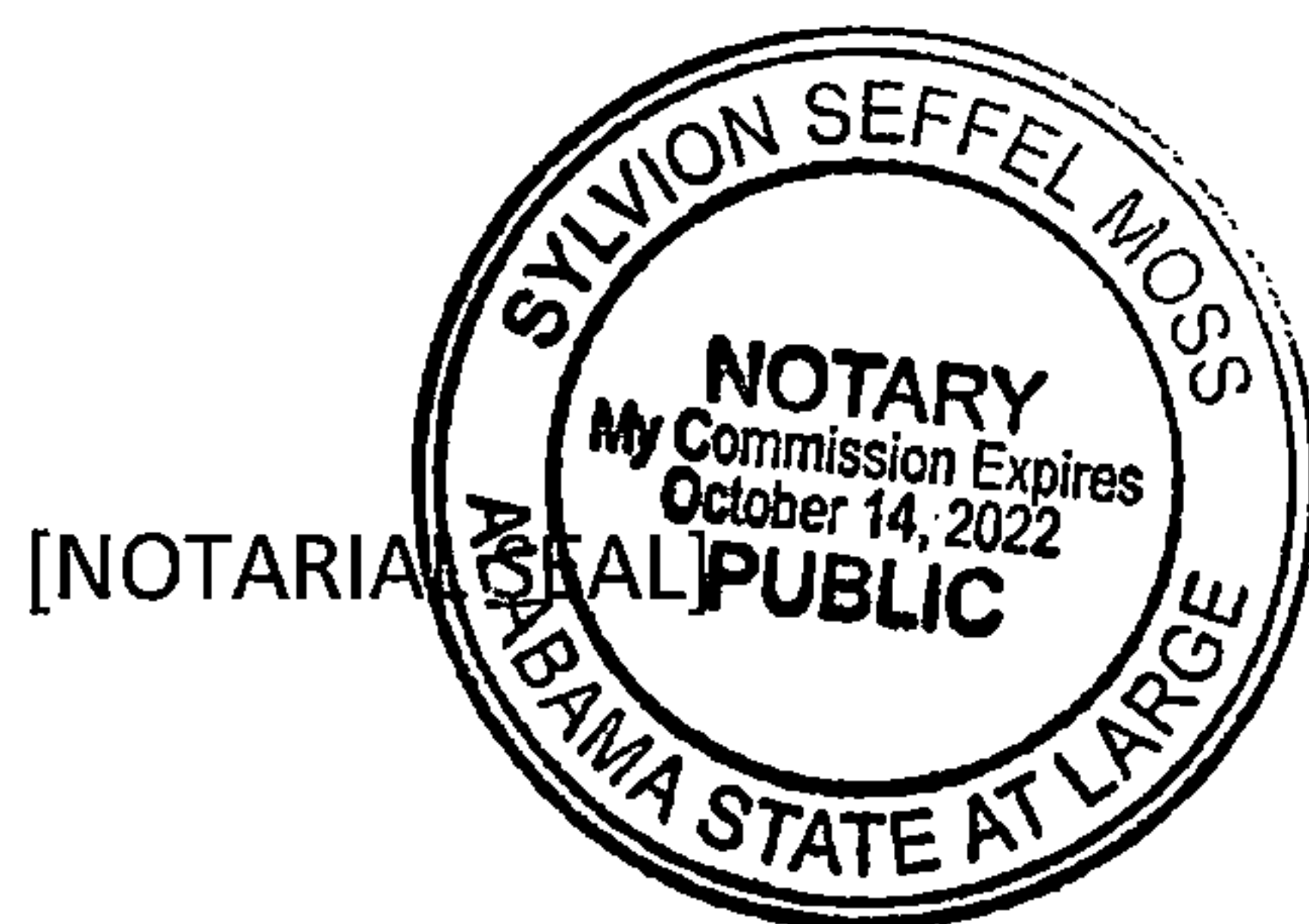


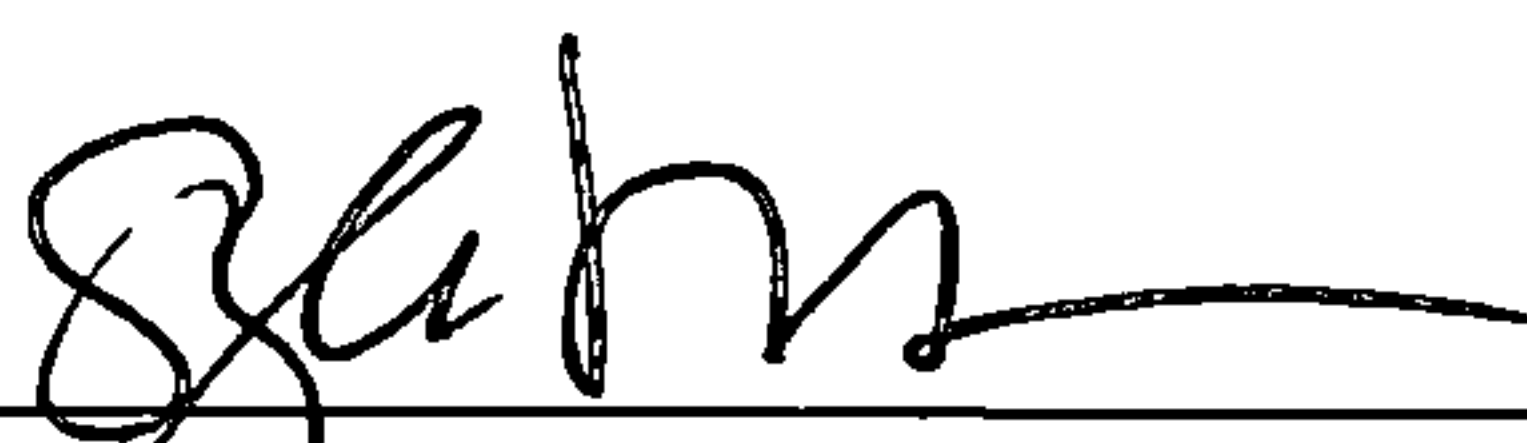
By: Kent A. Upton, as authorized partner and agent  
for Peltown Realty, LLP, sole member

STATE OF ALABAMA            )  
                    JEFFERSON        :  
COUNTY OF SHELBY        )

I, Sylvion S. Moss, a Notary Public in and for said county in said state, hereby certify that Kent A. Upton, whose name as authorized partner and agent for Peltown Realty, LLP, sole member of ADE 747, LLC 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, in his capacity as such partner, executed the same voluntarily on the day the same bears date.

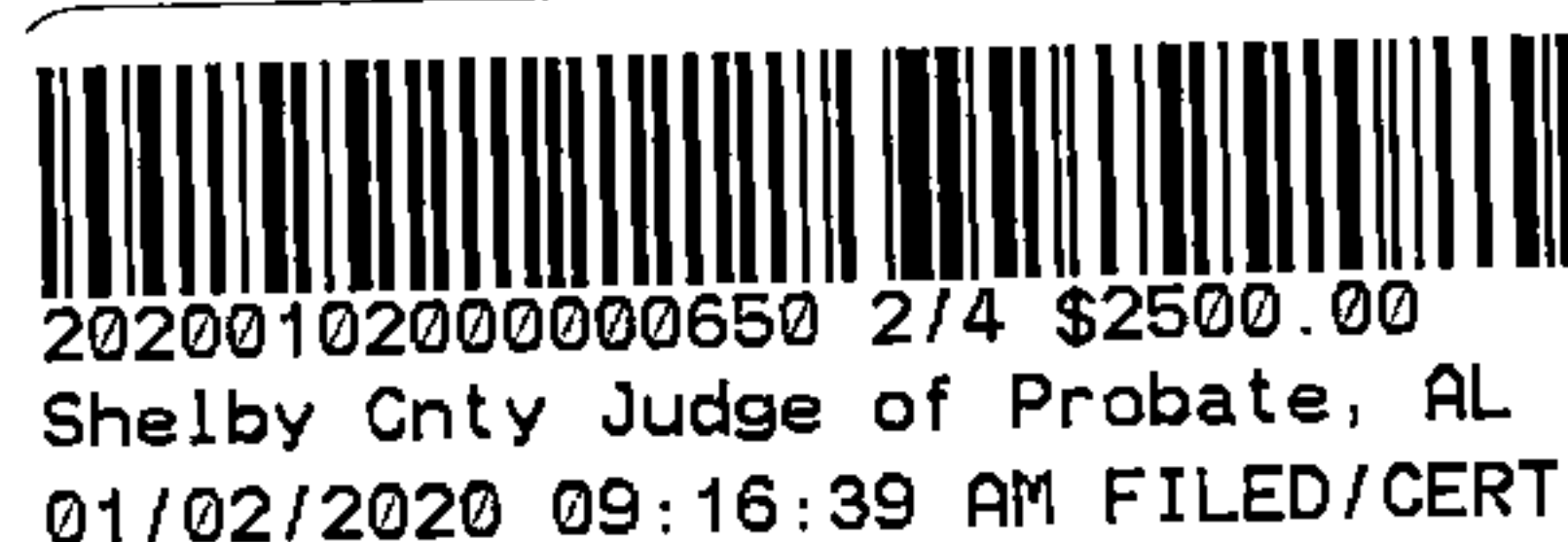
Given under my hand this 17<sup>th</sup> day of December, 2019.



  
Notary Public  
My commission expires: 10-14-2022

Grantor Address:  
3535 Roswell Road, Suite 63  
Marietta, Georgia 30062

Grantee Address:  
4848 Highway 11  
Pelham, AL 35124



## EXHIBIT A

### Description of Real Property

The following described property situated in Shelby County, Alabama:

#### PARCEL I

The West ½ of Section 23, Township 20 South, Range 2 West and the West ½ of the East ½ of Section 23, Township 20 South, Range 2 West, situated in Shelby County, Alabama.

Parcel ID #14-6-23-0-000-002.000

#### PARCEL II

The East ½ of the Northeast ¼ of the Southeast ¼ of Section 22, Township 20 South, Range 2 West; the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 22, Township 20 South, Range 2 West; and the Southeast ¼ of the Northeast ¼ of Section 22, Township 20 South, Range 2 West, situated in Shelby County, Alabama.

Parcel ID #14-5-22-0-000-002.000



20200102000000650 3/4 \$2500.00  
Shelby Cnty Judge of Probate, AL  
01/02/2020 09:16:39 AM 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 ADE 747, LLC  
Mailing Address 3535 Roswell Road, Suite 63  
Marietta, GA 30062

Grantee's Name KAU Land Holdings, LLC  
Mailing Address 4848 Highway 11  
Pelham, AL 35124

Property Address Approximately 549 Acres  
in Sections 22 and 23  
Shelby County, AL

Date of Sale December 17, 2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 2,468,860

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 Statutory Warranty Deed

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.

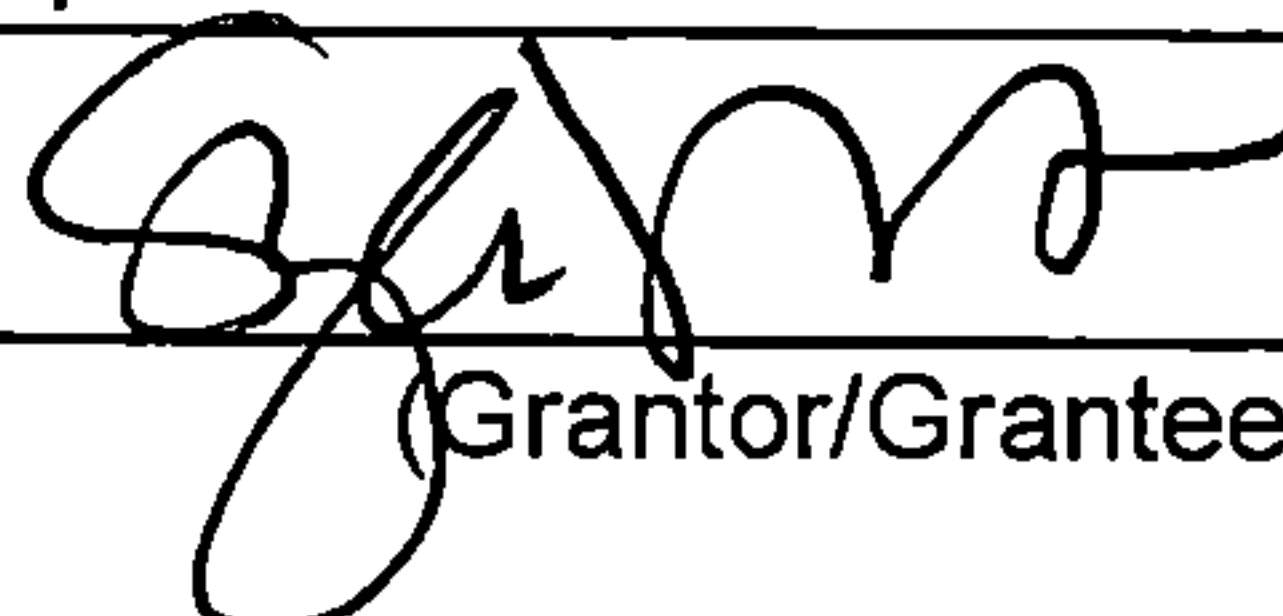
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 12/31/19

Print Sylvion S. Moss

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



2020010200000650 4/4 \$2500.00  
Shelby Cnty Judge of Probate, AL  
01/02/2020 09:16:39 AM FILED/CERT