

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED FOR AN PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **\$1.00/ One Dollar**, in hand paid, the receipt and sufficiency, of which are hereby acknowledged, **D**
& D, L.L.C., an Alabama Limited Liability Company, hereinafter called "Grantor" and
Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company, with
respect to its Series "L", hereinafter called "Grantee," does hereby GRANT, BARGAIN, SELL and
CONVEY unto said Grantee, a permanent easement for a right-a-way hereinafter described over and
upon, under, through and across certain lands of the Grantors in **Shelby**, County, Alabama, for the
construction and maintenance of a public street, avenue, or public thoroughfare, and for the
construction, installation and maintenance of water and sewage mains, said right-of-way herein
granted more particularly described as follows, to wit:

Beginning at the NE corner of the NE ¼ NW ¼ of Section 12, Township 21S, Range 3 W, located
in Shelby County, Alabama, more particularly described as follows:

Beginning at the Corner(A), proceed along the section ¼ ¼ line bearing S 00° 44' 46" E, for a
distance of 59.00 feet, to the **Point Of Beginning** (capped rebar [GSA]).

Thence proceed along a line bearing S 37° 44' 17" W, for a distance of 80.00 feet to a point.

Thence proceed along a line bearing N 52° 15' 43" W, for a distance of 80.00 feet to a point.

Thence proceed along a line bearing N 37° 44' 17" E, for a distance of 80.00 feet to a point.

Thence proceed along a line bearing S 52° 15' 43" E for a distance of 80.00 feet to the **Point of Beginning**.

The area encompassed, thereby, is 0.147 acres±

To Have and to Hold the unto the same said Grantee **Qualified Exchange Titleholder (Series A-Z),**
an Alabama Limited Liability Company, with respect to its Series "L", its successors and assigns, for
the use and purpose for which said land is granted, so long as said land is used by the said Grantee, its



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successors and assigns, for the uses and purposes herein above described for which said land is granted.

Grantor also retains, reserves and shall continue to enjoy use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement, including the right to build and use the surface of the herein granted easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting of parking areas, and other like uses and/or to dedicate all or any part of the property affected by this easement to any city for the use as public street, road, or alley. If the Grantor, or any of the Grantor's successors or assigns, shall dedicate all or any part of the property affected by this easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the easement rights herein granted.

IN WITNESS WHEREOF, this instrument is executed the 6TH day of April, 2020.

READ AND APPROVED

D & D, L.L.C. (Grantor)

By: John A. Daugherty
John A. Daugherty
Its: Managing Member

Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company, with respects to its Series "L" (Grantee)

By: Jule R. Herbert, Jr.
Jule R. Herbert, Jr.
Its: Member

State of Alabama)
County of Baldwin)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jule R. Herbert, Jr., whose name as Member of Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company, with respects to its Series "L" 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 officer and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.



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Given under my hand this the 6th day of April, 2020..



Tammy M. Adcock
(Notary Public)

MY COMMISSION EXPIRES: 9/20/2023

State of Alabama)
County of Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John A. Daugherty, whose name as Managing Member of D & D, L.L.C., 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 he, as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 6th day of April, 2020..


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Carla Paulk Hester
(Notary Public)

MY COMMISSION EXPIRES: 5-22-23

