

THIS INSTRUMENT WAS PREPARED BY:  
M. Beth O'Neill  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North, Suite 2400  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Highway 51 Properties, LLC  
210 Inverness Center Drive  
Birmingham, Alabama 35242

STATE OF ALABAMA       )  
SHELBY COUNTY         )

**DEED WITH RESERVATION OF LIFE ESTATE**

**KNOW ALL MEN BY THESE PRESENTS**, that, for and in consideration of the sum of One Million Seven Hundred Fifty-Four Thousand Two Hundred Eighty and No/100 Dollars (\$1,754,280.00) and other good and valuable consideration in hand paid to MARTIN M. MULLER, an unmarried man, individually and as the TRUSTEE OF THE MARTIN M. MULLER CHARITABLE REMAINDER UNITRUST (collectively, "Grantor"), by HIGHWAY 51 PROPERTIES, LLC, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain real property lying and being situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Deed is made free and clear of all mortgages and other liens securing monetary obligations of Grantor but is subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

This conveyance is subject to the following reservations by Grantor:

1.     Reservation of Life Estate: Grantor hereby reserves a life estate during the earlier of (i) the end of the natural life of Martin M. Muller ("Muller"), (ii) the date on which Muller is no longer able to visit or enjoy the Life Estate Property, including, without limitation, the date on which Muller moves to an assisted living facility or nursing home, or (iii) the date on which Muller turns over possession of the Property to Grantee (the "Life Estate") in and to that portion of the Property outlined and labeled "Life Estate" on Exhibit C hereto, including the houses, barns and other improvements thereon (the "Life Estate Property"). Further, Grantor reserves a non-exclusive right and easement to access and use the remainder of the Property during the Life Estate (the "Easement").

2.     Possession: During the Life Estate, Muller shall retain exclusive possession, occupancy and use of the Life Estate Property.

3.     Utilities: During the Life Estate, Muller shall maintain accounts in Muller's own name and shall pay on a timely basis all utility expenses, including installation, if applicable, incurred by Muller or tenants of Muller in the use of the Life Estate Property.

4. No Mortgages, etc.: Muller shall not enter into any mortgages, contracts, agreements or leases with respect to the Life Estate Property without the prior written consent of Grantee. Muller shall deliver the Life Estate Property to Grantee on termination of the Life Estate free of any mortgages, contracts, agreements, leases or rights of possession in favor of any third party or parties. In no event shall Grantee have any obligation to assume any mortgages, contracts, agreements or leases with respect to the Life Estate Property.

5. Risk of Loss; Insurance: Muller shall bear all risk of injury, including death, of persons or loss or damage of property at the Life Estate Property until possession thereof is surrendered to Grantee. During the Life Estate, Muller shall, at his sole cost and expense, procure and maintain in full force and effect, a policy of commercial general liability insurance insuring Muller's activities with respect to the Life Estate Property and in the use of the Easement for loss, damage or liability for personal injury or death of any person or loss or damage to property occurring in, upon or about the Life Estate Property and Easement with limits of at least One Million Dollars (\$1,000,000) per claim and in the aggregate for both bodily injury and property damage. Grantee shall be named as an additional insured under Muller's general commercial liability insurance policy, and Muller shall provide a certificate of insurance to Grantee evidencing such coverage.

6. Liability of Grantee: Grantee shall not be liable for any injury, including death, to any person or damages to any property on or about the Life Estate Property or the Easement, nor for any injury or damage to Muller, Muller's tenants, contractors or employees, or any property of any of the foregoing parties. Grantor shall indemnify Grantee and save Grantee harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Life Estate Property or arising from Grantor's access to and use of the Easement.

7. Survival: The foregoing provisions shall remain in full force and effect until the Life Estate terminates and possession of the Life Estate Property is surrendered to Grantee.

8. Grantor Name: Martin M. Muller is one and the same as the grantee, (i) Martin Muller in Final Decree recorded in Book 259, Page 545; (ii) Martin M. Muller in Warranty Deed recorded in Book 300, Page 156; (iii) Father Martin M. Muller in Quit Claim Deed recorded in Book 319, Page 933; (iv) Rev. Martin Muller in Warranty Deed recorded as Instr. #1992-22060 and Instr. #1993-12650, all in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto Grantee's successors and assigns forever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Grantor's Name and Mailing Address: | Grantee's Name and Mailing Address: |
| Martin M. Muller and                | Highway 51 Properties, LLC          |



|  |  |
|--|--|
| Martin M. Muller Charitable Remainder Unitrust       |  |
| 1780 Oxmoor Road<br>Birmingham, AL 35209             | 210 Inverness Center Drive<br>Birmingham, Alabama 35242  |
| Property:  | 146.19 acres located in the South ½ of Section 29, The SW ¼ of Section 28, the NW ¼ of the NW ¼ of Section 33 and the NE ¼ of the NE ¼ of Section 32, all in Township 19 South, Range 1 East, Shelby County, Alabama |
| Date of Sale:  | April 23 , 2020  |
| Purchase Price:                                      | \$1,754,280.00   |
| The Aggregate Tax Assessed Value can be verified in: | <input checked="" type="checkbox"/> Closing Statement<br><input type="checkbox"/> Sales Contract   |

*[Signature(s) on the following page(s)]*

IN WITNESS WHEREOF, Grantor has executed this Deed, as of the date set forth below.

**GRANTOR:**

*Martin M. Muller*

**MARTIN M. MULLER**

**MARTIN M. MULLER CHARITABLE  
REMAINDER UNITRUST**

By: *Martin M. Muller*

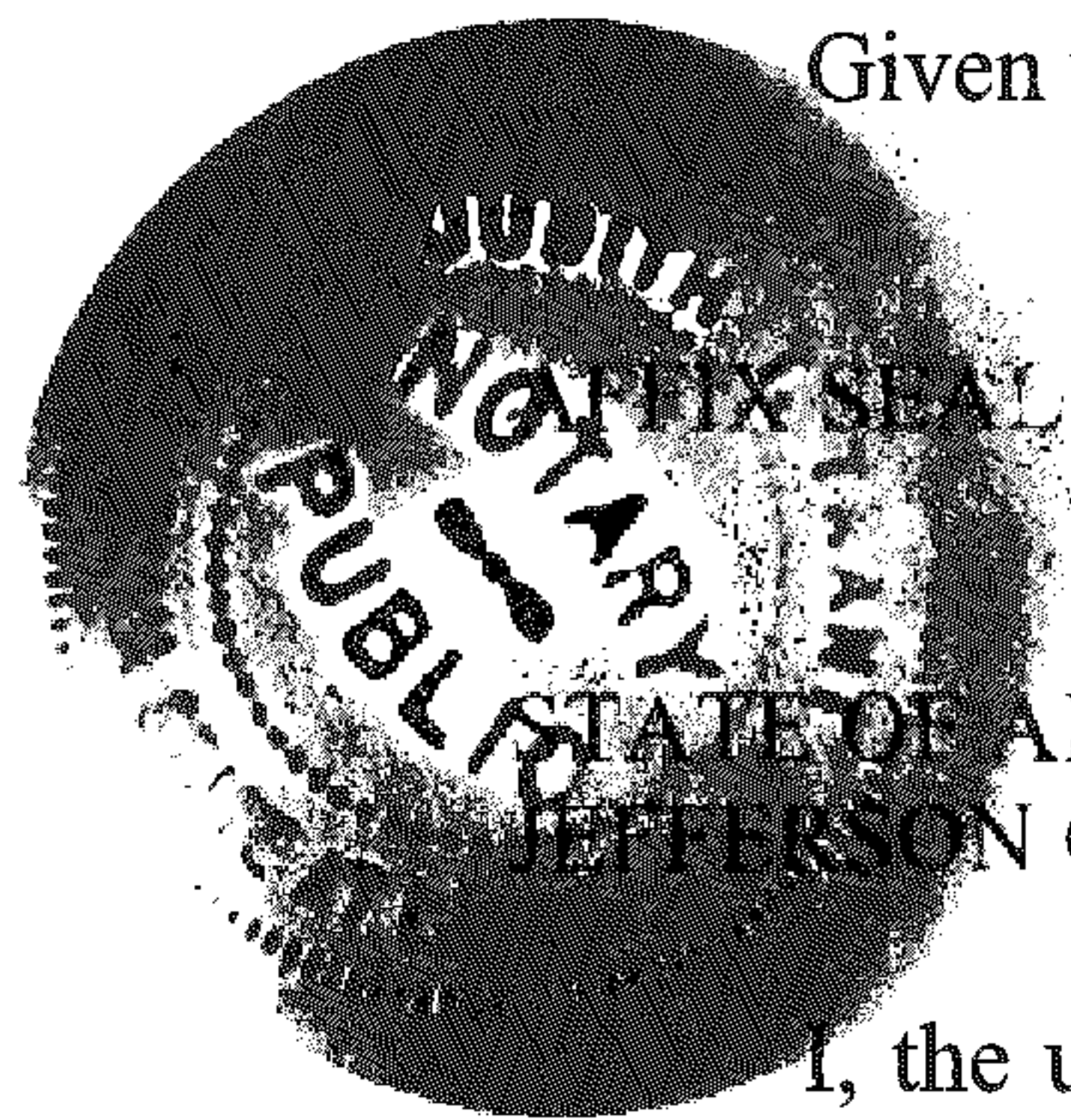
Print Name: Martin M. Muller

Its: Trustee

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned Notary Public in and for said county in said state, hereby certify that Martin M. Muller, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of April, 2020.



*Judith T. Grant*

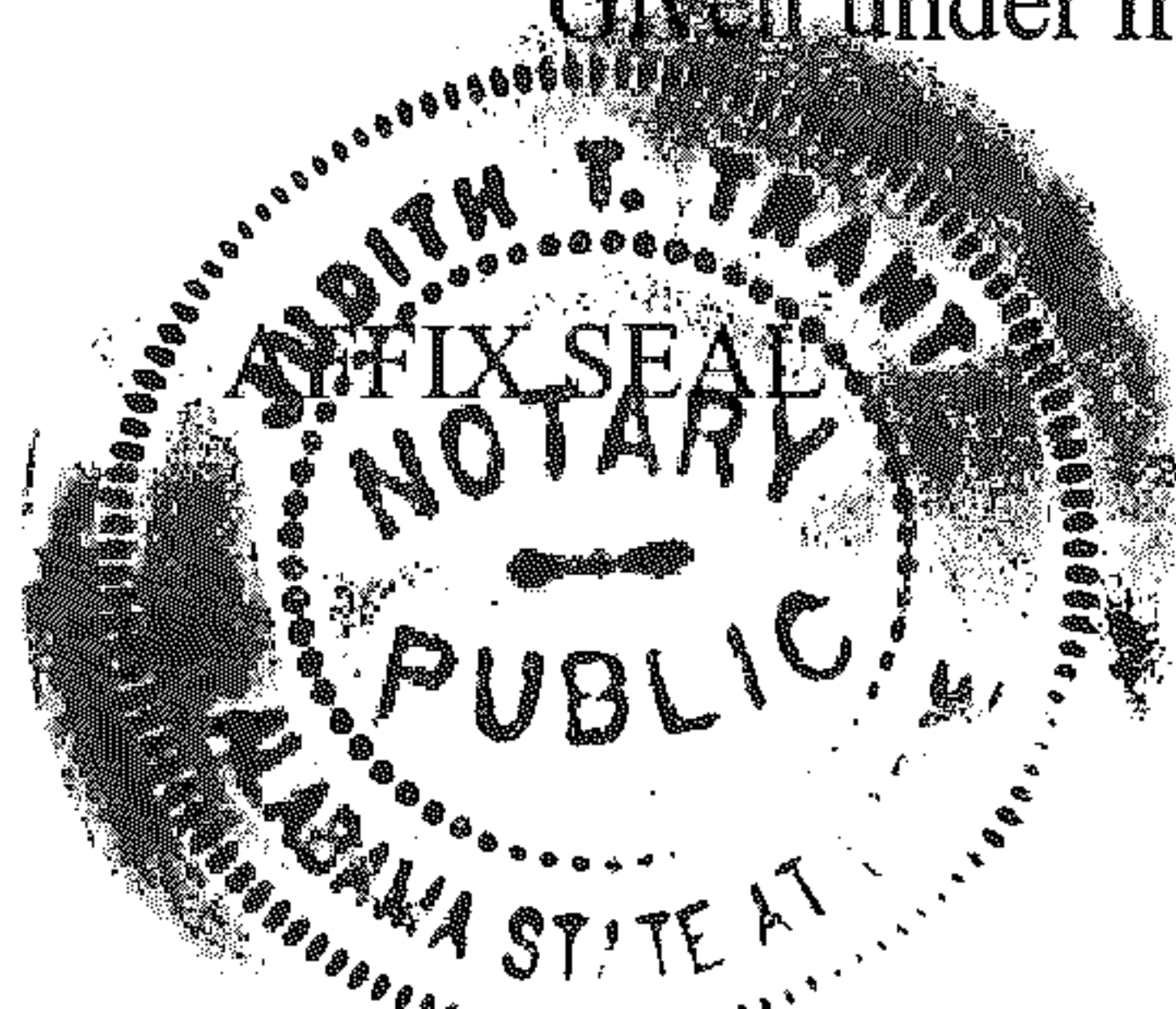
Notary Public

My commission expires: June 7, 2020

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned Notary Public in and for said county in said state, hereby certify that Martin M. Muller, as Trustee of the Martin M. Muller Charitable Remainder Unitrust, whose name 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, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal, this 20<sup>th</sup> day of April, 2020.



*Judith T. Grant*

Notary Public

My commission expires: June 7, 2020

**Exhibit A**

**Description of Property**

**PARCEL I (DEED BOOK 259, PAGE 545)**

All or that part of the West Half of the SW 1/4 of Section 28 and of the East Half of SW 1/4 of Section 29 lying South of the A B & C Railroad Company (now Atlantic Coast Line Railroad Company) right of way, in Township 19 South, Range 1 East, ALSO all or that part of the SW 1/4 of the SE 1/4 and of the SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 East, lying East of Shelby County Highway No. 51, except the right of way of the A B & C Railroad Company (now Atlantic Coast Line Railroad Company), all being located in Shelby County, Alabama.

**PARCEL II (DEED BOOK 300, PAGE 156)**

All or that part of the Northeast Quarter of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, that lies north of the south line of the Colonial Pipeline right of way and east of Shelby County Highway No. 51.

**PARCEL III (DEED BOOK 319, PAGE 933)**

Commence at the southeast corner of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence run north along the East boundary line of said Section for a distance of 1336.89 feet; thence turn an angle of 90 deg. 04 min. 57 sec. left and run 1296.81 feet to the Point of Beginning; thence continue along last said course for a distance of 929.94 feet to the southerly right-of-way line of Seaboard Coastline Railroad; thence turn an angle of 175 deg. 12 min. 03 sec. right and run along said railroad right-of-way line for a distance of 932.44 feet; thence turn an angle of 94 deg. 13 min. 51 sec. right and run 78.01 feet to the Point of Beginning.

Containing 0.83 acres, more or less.

**PARCEL IV (INST# 1992-22060 & 1993-0070)**

Commence at the northwest corner of Section 33, Township 19 South, Range 1 East, for the Point of Beginning; thence run easterly along the north boundary line of said Section for a distance of 375.00 feet; thence turn an angle of 117°56'16" to the right and run a distance of 686.46 feet to the centerline of a pipeline easement; thence turn an angle of 40°58'39" to the right and run a distance of 55.00 feet to the west boundary line of said Section 33, Township 19 South, Range 1 East; thence turn an angle of 110°53'48" to the right and run a distance of 626.27 feet to the Point of Beginning.

Containing 3.0 acres, more or less.

**PARCEL V (INST# 1993-12650)**



A parcel of land located in the NW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of Section 33, Township 19 South, Range 1 East, and run east along the north boundary line of said Section for 375.00 feet to the Point of Beginning; thence continue along last said course for 944.75 feet to the northeast corner of the NW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 1 East; thence turn an angle of 90 deg. 13 min. 56 sec. to the right and run 150.36 feet to the centerline of a pipeline; thence turn an angle of 69 deg. 57 min. 06 sec. to the right and run along said centerline of said pipeline for 1345.43 feet; thence turn an angle of 137 deg. 45 min. 14 sec. to the right and run 686.46 feet to the Point of Beginning.

Containing 8.76 acres, more or less.

**PARCEL VI (INSTRUMENT #2007061400281130)**

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 28 and the South half of Section 29 and the Northwest quarter of the Northwest quarter of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 1/2 inch rebar found locally accepted to be the northeast corner of the Northwest quarter of the Northwest quarter of said Section 33; thence run South 00 degrees 00 minutes 29 seconds East, an assumed bearing, along the east line of said quarter-quarter Section for a distance of 150.13 feet to a 3/8 inch rebar found in the centerline of a gas line right-of-way; thence run South 69 degrees 52 minutes 49 seconds West for a distance of 1,345.45 feet to a 3/8 inch rebar found; thence run South 67 degrees 59 minutes 57 seconds West for a distance of 54.88 feet to an iron pin set on the west line of said quarter-quarter Section; thence run North 00 degrees 30 minutes 39 seconds West along the west line of said quarter-quarter Section for a distance of 626.26 feet to a 1/2 inch rebar found, locally accepted to be the northwest corner of said Section 33; thence run North 89 degrees 12 minutes 55 seconds West for a distance of 642.49 feet to an iron pin found with RYS cap; thence run North 86 degrees 45 minutes 41 seconds West for a distance of 365.85 feet to a 1/2 inch open top iron found; thence run South 86 degrees 07 minutes 30 seconds West for a distance of 149.76 feet to a 1/2 inch rebar found; thence run South 85 degrees 37 minutes 57 seconds West for a distance of 347.71 feet to a 1/4 inch rebar found; thence run North 89 degrees 25 minutes 30 seconds West for a distance of 893.72 feet to an iron pin set on the northeast right-of-way line of Shelby County, Highway No. 51; thence run North 20 degrees 02 minutes 59 seconds West along said Northeast right-of-way line for a distance of 85.16 feet to an iron pin set; thence run South 89 degrees 56 minutes 38 seconds East for a distance of 833.11 feet to an iron pin set; thence run North 54 degrees 44 minutes 52 seconds East for a distance of 575.24 feet to an iron pin set; thence run North 89 degrees 29 minutes 39 seconds East for a distance of 113.19 feet to an iron pin set; thence run North 70 degrees 28 minutes 53 seconds East for a distance of 243.74 feet to an iron pin set; thence run North 10 degrees 25 minutes 14 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 33 degrees 56 minutes 50 seconds East for a distance of 440.00 feet to an iron pin set; thence run North 14 degrees 28 minutes 55 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 44 degrees 15 minutes 45 seconds East for a distance of



145.00 feet to an iron pin set; thence run North 62 degrees 23 minutes 10 seconds East for a distance of 108.68 feet to an iron pin set on the southeast right-of-way line of a gas line; thence run North 72 degrees 48 minutes 48 seconds East along said southeast right-of-way line for a distance of 346.77 feet to an iron pin set; thence run South 73 degrees 29 minutes 38 seconds East for a distance of 409.85 feet to an iron pin set; thence run South 58 degrees 58 minutes 55 seconds East for a distance of 185.00 feet to an iron pin set; thence run South 28 degrees 26 minutes 24 seconds East for a distance of 130.00 feet to an iron pin set; thence run South 16 degrees 30 minutes 49 seconds East for a distance of 175.00 feet to an iron pin set; thence run North 86 degrees 11 minutes 42 seconds East for a distance of 305.00 feet to an iron pin set; thence run South 88 degrees 43 minutes 42 seconds East for a distance of 316.02 feet to an iron pin set on the east line of the Southwest quarter of the Southwest quarter of said Section 28; thence run South 00 degrees 01 minutes 20 seconds West along said east line for a distance of 824.42 feet to the Point of Beginning;

Less and Except a parcel being more particularly described as follows:

Commence at a 1/2 inch rebar found locally accepted to be the northeast corner of the Northwest quarter of the Northwest quarter of said Section 33; thence run South 00 degrees 00 minutes 29 seconds East, an assumed bearing, along the east line of said quarter-quarter Section for a distance of 150.13 feet to a 3/8 inch rebar found in the centerline of a gas line right-of-way; thence run South 69 degrees 52 minutes 49 seconds West for a distance of 1,345.45 feet to a 3/8 inch rebar found; thence run South 67 degrees 59 minutes 57 seconds West for a distance of 54.88 feet to an iron pin set on the west line of said quarter-quarter Section; thence run North 00 degrees 30 minutes 39 seconds West along the west line of said quarter-quarter Section for a distance of 626.26 feet to 1/4 inch rebar found locally accepted to be the northwest corner of said Section 33; thence run North 89 degrees 12 minutes 55 seconds West for a distance of 642.49 feet to an iron pin found with RWS cap; thence run North 86 degrees 45 minutes 41 seconds West for a distance of 365.85 feet to a 3/4 inch open top iron found; thence run South 86 degrees 07 minutes 30 seconds West for a distance of 149.76 feet to a 1/4 inch rebar found; thence run South 85 degrees 37 minutes 57 seconds West for a distance of 347.71 feet to a 1/4 inch rebar found; thence run North 89 degrees 25 minutes 30 seconds West for a distance of 893.72 feet to an iron pin set on the northeast right-of-way line of Shelby County Highway No. 51; thence run North 20 degrees 02 minutes 59 seconds West along said northeast right-of-way line for a distance of 85.16 feet to an iron pin set; thence run South 89 degrees 56 minutes 38 seconds East for a distance of 833.11 feet to an iron pin set; thence run North 54 degrees 44 minutes 52 seconds East for a distance of 575.24 feet to an iron pin set; thence run North 89 degrees 29 minutes 39 seconds East for a distance of 113.19 feet to an iron pin set; thence run North 70 degrees 28 minutes 53 seconds East for a distance of 243.74 feet to an iron pin set; thence run North 10 degrees 25 minutes 14 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 33 degrees 56 minutes 50 seconds East for a distance of 440.00 feet to an iron pin set; thence run North 14 degrees 28 minutes 55 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 44 degrees 15 minutes 45 seconds East for a distance of 145.00 feet to an iron pin set; thence run North 62 degrees 23 minutes 10 seconds East for a distance of 108.68 feet to an iron pin set on the southeast right-of-way line of a gas line; thence run North 72 degrees 48 minutes 48 seconds East along said southeast right-of-way line for a distance of 326.77 feet to an iron pin set at the Point of Beginning; thence continue North 72 degrees 48



minutes 48 seconds East along said southeast right-of-way line for a distance of 20.00 feet to an iron pin set; thence run South 73 degrees 29 minutes 38 seconds East for a distance of 134.52 feet to an iron pin set; thence run South 02 degrees 46 minutes 01 seconds West for a distance of 112.13 feet to a point on the bank of the lake; thence run South 41 degrees 08 minutes 04 seconds West along said bank for a distance of 13.90 feet to a point; thence run South 29 degrees 15 minutes 49 seconds East for a distance of 23.61 feet to a point; thence run South 37 degrees 39 minutes 34 seconds East along said bank for a distance of 12.89 feet to a point; thence run South 03 degrees 07 minutes 56 seconds West along said bank for a distance of 19.28 feet to a point; thence run South 25 degrees 48 minutes 19 seconds East along said bank for a distance of 10.67 feet to a point; thence run South 01 degrees 49 minutes 33 seconds West along said bank for a distance of 13.81 feet to a point; thence run South 86 degrees 48 minutes 46 seconds West for a distance of 146.66 feet to an iron pin set on a curve to the left, having a central angle of 64 degrees 49 minutes 49 seconds, a radius of 55.00 feet and a chord bearing of North 18 degrees 09 minutes 12 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 62.23 feet to an iron pin set; thence run North 02 degrees 46 minutes 01 seconds East for a distance of 180.58 feet to the Point of Beginning.

Said less and except contains 32,922 square feet, more or less.

**PARCEL VIII (DEED BOOK 264, PAGE 533)**

All or that part of the East Half of SE 1/4 of Section 29, lying South of the A B & C Railroad Company (now Atlantic Coast Line Railroad Company) right of way, in Township 19 South, Range 1 East, located in Shelby County, Alabama.

**PARCEL IX (IS PART OF THE PARCEL II VESTING DEED, BUT DESCRIBED SEPARATELY ON THE SURVEY AS FOLLOWS)**

Commence at a 1/4 inch rebar found locally accepted as the northeast corner of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run S 89°28'28" W, (bearing basis Instrument #2007061400281130) along north line of said Section 32 for a distance of 1496.80 feet to a capped rebar set stamped "CARR 00010LS" and the Point of Beginning; thence leaving said north line of Section 32 run S 03°38'02" E for a distance of 20.00 feet to a capped rebar set stamped "CARR 00010LS"; thence run S 89°28'28" W for a distance of 483.94 feet, along the north line of that certain property conveyed in Instrument #20170203000042900, to a capped rebar set stamped "CARR 00010LS" at the northeast corner of Lot 1, MARTIN M. MULLER PROPERTY as recorded in Map Book 8, Page 112, in the Probate Office of Shelby County, Alabama; thence run S 88°25'34" W along the north line of said Lot 1 for a distance of 399.66 feet to a capped rebar set stamped "CARR 00010LS" lying on easterly right of way of Shelby County Highway No. 51; thence run N 20°02'59" W along said easterly right of way for a distance of 28.99 feet to a capped rebar set stamped "CARR 00010LS" lying on the north line of said Section 32; thence run N 89°28'28" E along said north line of said Section 32 for a distance of 892.14 feet the Point of Beginning.

Said tract of land containing 0.442 acres or 19,241 square feet, more or less.



**PARCEL X (IS PART OF THE PARCEL II VESTING DEED, BUT DESCRIBED SEPARATELY ON THE SURVEY AS FOLLOWS)**

Commence at a 1/4 inch rebar found locally accepted as the northeast corner of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run S 00°30'39" E, (bearing basis Instrument #2007061400281130) along the east line of said Section 32, for a distance of 626.26 feet to a 5/8 inch rebar found; thence run S 66°08'52" W for a distance of 15.24 feet to a 1/2 inch rebar found; thence run N 00°35'23" W for a distance of 632.30 feet (through a capped rebar found stamped "LDW 10373" at a distance of 631.87 feet); thence run N 89°28'28" E for a distance of 14.87 feet to the Point of Beginning.

Said tract of land containing 0.209 acres or 9,082 square feet, more or less.

**PARCEL XI (IS PART OF THE PARCEL II VESTING DEED, BUT DESCRIBED SEPARATELY ON THE SURVEY AS FOLLOWS)**

Commence at a 1/4 inch rebar found locally accepted as the northeast corner of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run N 89°28'28" W, (bearing basis Instrument #2007061400281130) along north line of said Section 32 for a distance of 583.77 feet to a capped rebar set stamped "CARR 00010LS" and the Point of Beginning; thence leaving said north line of Section 32 run S 05°54'26" W (through a railroad spike found at distance of 401.15 feet) a distance of 449.10 feet to a capped rebar set stamped "CARR 00010LS"; thence run S 85°09'38" W for a distance of 61.44 feet to a capped rebar set stamped "CARR 00010LS"; thence run N 05°54'26" E (through a railroad spike found at distance of 49.22 feet) for a distance of 455.41 feet to a capped rebar set stamped "CARR 00010LS" lying on the north line of said Section 32; thence run N 89°28'28" E for a distance of 60.71 feet to the Point of Beginning.

Said tract of land containing 0.627 acres or 27,330 square feet, more or less.

**THE ABOVE PARCELS I THROUGH XI BEING ONE AND THE SAME AS SHOWN ON THAT CERTAIN SURVEY PREPARED BY BARTON F. CARR FOR CARR ASSOCIATES ENGINEERING, INC., DATED JANUARY 30, 2020, LAST REVISED MARCH 27, 2020, AND SIGNED MARCH 30, 2020, AS JOB NO. 19.1204 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

A parcel of land situated in the South half of Section 29, the Southwest Quarter of Section 28, the Northwest Quarter of the Northwest Quarter of Section 33, and the Northeast Quarter of the Northeast Quarter of Section 32, all being in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/4 inch rebar found locally accepted as the southeast corner of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence run S 89°28'28" W (bearing basis Instrument #2007061400281130) along the south line of said Section 29 for a distance of 14.87 feet to the Point of Beginning; thence run S 89°28'28" W continue along the south line of



said Section 29 for a distance of 568.91 feet to a capped rebar set stamped "CARR 00010LS"; thence leaving said north line of Section 32 run S 05°54'26" W (through a railroad spike found at distance of 401.15 feet) a distance of 450.60 feet to a capped rebar set stamped "CARR 00010LS"; thence run S 85°09'38" W for a distance of 61.44 feet to a capped rebar set stamped "CARR 00010LS"; thence run N 05°54'26" E (through a railroad spike found at distance of 49.22 feet) for a distance of 455.41 feet to a capped rebar set stamped "CARR 00010LS" lying on the north line of said Section 32; thence run S 89°28'28" W along the south line of said Section 29 for a distance of 852.32 feet to a capped rebar set stamped "CARR 00010LS"; thence leaving said north line of Section 32 run S 03°38'02" E for a distance of 20.00 feet to a capped rebar set stamped "CARR 00010LS"; thence run S 89°28'28" W for a distance of 483.94 feet along the north line of that property conveyed in Instrument #20170203000042900 to a capped rebar set stamped "CARR 00010LS" at the northeast corner of Lot 1, MARTIN M. MULLER PROPERTY as recorded in Map Book 8, Page 112, in the Probate Office of Shelby County, Alabama; thence run S 88°25'34" W along the north line of said Lot 1 for a distance of 399.66 feet to a capped rebar set stamped "CARR 00010LS" lying on the easterly right of way of Shelby County Highway No. 51; thence run N 20°02'59" W along said easterly right of way for a distance of 28.99 feet to a capped rebar set stamped "CARR 00010LS" lying on the north line of said Section 32, said point being located N 89°28'28" E 1564.31 feet east from a 3/8 inch rebar located at the northwest corner of said Section 32; thence continue along said easterly right of way of Shelby County Highway No. 51 (through a capped rebar found stamped "SSI CA#0353LS" at a distance of 25.22 feet) run N 20°02'59" W for a distance of 110.39 feet to a capped rebar found stamped "SSI CA#0353LS"; thence run N 20°02'59" W for a distance of 843.10 feet to a point lying on a curve to the right, concave easterly, having a radius of 1062.95 feet, a central angle of 21°50'52", a chord bearing of N 09°28'23" W and a chord length of 402.87 feet; thence run north along said curve and along said right of way (through a 1/2 inch rebar at an arc length of 197.80 feet), an arc length of 405.32 feet to a capped rebar found stamped "OGWEBBIII LS/11847" lying on the southerly right of way of the Seaboard Coast Railroad right of way; thence leaving said road right of way and along said railroad right of way (through a capped rebar found stamped "OGWEBBIII LS/11847" at a distance of 188.12 feet) run N 84°46'02" E for a distance of 4119.64 feet to a 1/2 inch open pipe found; thence leaving said railroad right of way (through a capped rebar found stamped "RYS 21784") run S 00°01'20" W for a distance of 1639.66 feet to a 5/8 inch rebar found at the southeast corner of the Southwest Quarter of the Southwest Quarter of Section 28; thence run S 00°00'21" E for a distance of 150.13 feet to a 1/2 inch rebar found lying in the centerline of a gas line right of way; thence run S 69°52'49" W along said gas line right of way for a distance of 1345.45 feet to a point; thence continuing along said gas line right of way run S 67°59'57" W for a distance of 54.88 feet to a 5/8 inch rebar found lying on the centerline of said gas line right of way; thence continue along said gas line right of way run S 66°08'52" W for a distance of 15.24 feet to a 1/2 inch rebar found; thence run N 00°35'23" W for a distance of 632.30 feet (through a capped rebar found stamped "LDW 10373" at a distance of 631.87 feet) to the Point of Beginning.

Said tract of land containing 146.19 acres, more or less.



**Exhibit B**

**Exceptions**

1. Ad valorem taxes for the year 2020 and subsequent years, not yet due or payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.
3. Easement recorded in Official Records Book 112, Page 365, of the Probate Records of Shelby County, Alabama.
4. As to Parcels I, II, III, IV, and VII, that certain Oil, Gas and Mineral Lease recorded in Official Records Book 336, Page 438, of the Probate Records of Shelby County, Alabama.
5. Right of Way/Easement recorded in Official Records Instrument 1999-38959, of the Probate Records of Shelby County, Alabama.
6. Municipal Documents recorded in Official Records of the Probate Records of Shelby County, Alabama, to-wit:
  - a. Instrument 20060413000172260,
  - b. Instrument 20060413000172270,
  - c. Instrument 20060413000172280,
  - d. Instrument 20061108000549200,
  - e. Instrument 20061108000549210,
  - f. Instrument 20061108000549240,
  - g. Instrument 20061108000549250,
  - h. Instrument 20061108000549260,
  - i. Instrument 20061108000549290,
  - j. Instrument 20061108000549300,
  - k. Instrument 20061108000549310,
  - l. Instrument 20061108000549320,
  - m. Instrument 20061108000549330, and
  - n. Instrument 20190905000327530.
7. Perpetual Right-of-Way and Easement Agreement (Sanitary Sewer Line), granted by Martin Muller, executed on January 15, 2020, and recorded on January 23, 2020 in Instrument 20200123000030370, of the Probate Records of Shelby County, Alabama, including a 20" foot sanitary sewer easement, a 15" foot temporary construction easement, and such construction areas and other portions of the Land described as "Easement Areas" in said recorded instrument.
8. Those matters depicted, described, or otherwise identified in that certain survey dated January 30, 2020, prepared by Barton F. Carr for Carr Associates Engineering, Inc.,

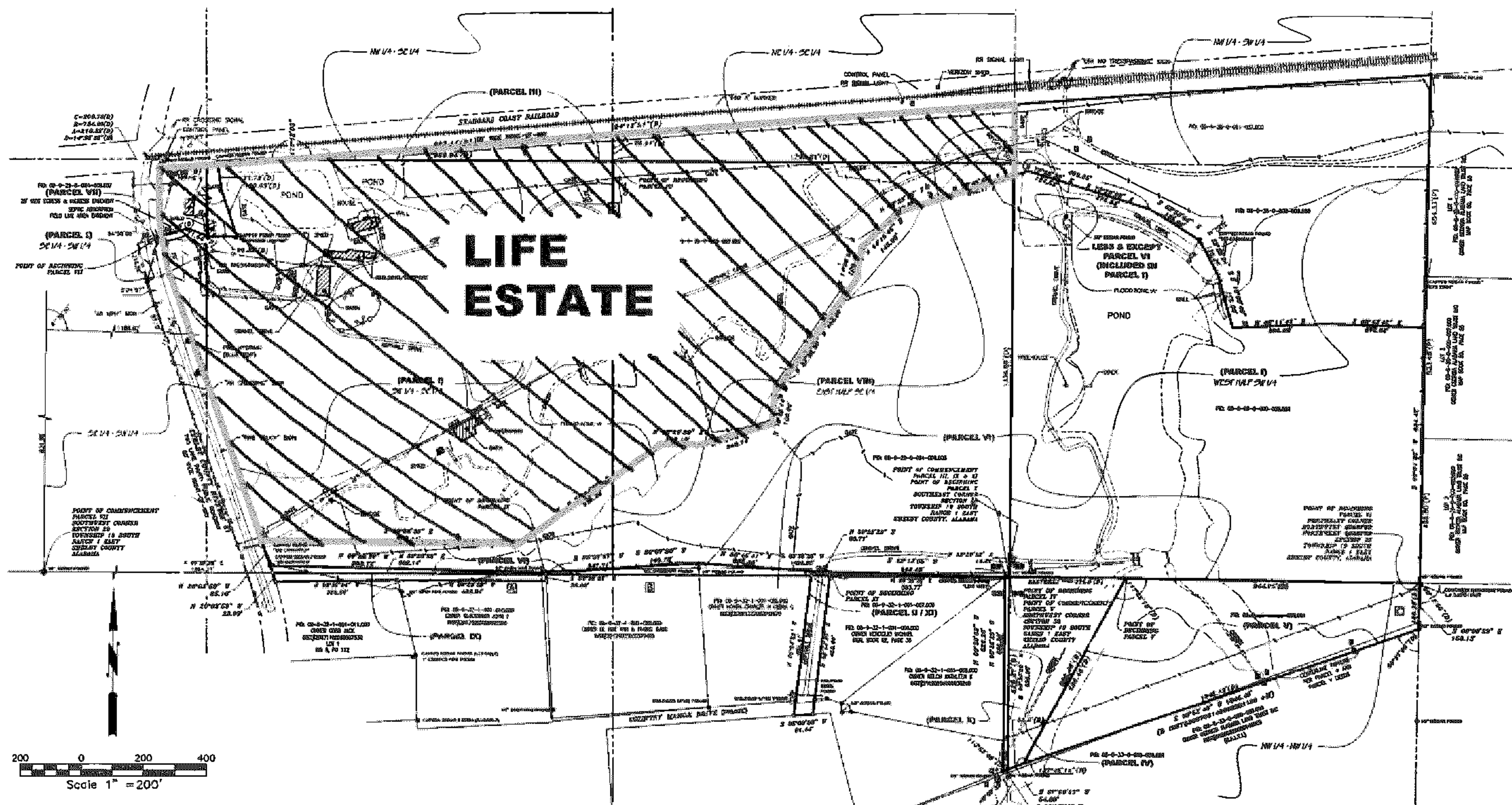
identified as Job No. 19.1204 (the "Survey"), including without limitation the following items:

- a. As to Parcels I and VII, those certain terms and conditions, if any, associated with that certain septic absorption easement depicted on the Survey.
- b. As to Parcels I and VII, those certain terms and conditions, if any, associated with that certain 20" wide egress and ingress easement depicted on the Survey.
- c. Fence does not run true to the property line in several areas.
- d. Title to and characterization of two manufactured homes as real property or personal property depicted as being situated on Parcel I, are not insured herein.
- e. Violations of applicable zoning and other municipal ordinances with respect to the chicken coop shown as being situated on Parcel I.
- f. The following matters related to such bodies of water that may exist on the Land:
  - i. Adverse claims based on the assumption that any part of the Land is now or at any time has been below the ordinary high water mark,
  - ii. Title to any portion of the Land that has been created by artificial means or has accreted to such artificially created portion,
  - iii. Title to any portion of the Land that has attached to the land by an avulsive movement,
  - iv. Claim of right or shared right made against the insured for the use of such bodies of water as may exist on the Land.



Exhibit C

**Life Estate**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/24/2020 12:42:45 PM  
 \$1812.50 MIST  
 20200424000160920

*Alli S. Boyd*