



20200727000312520 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
07/27/2020 10:38:59 AM FILED/CERT

NOTICE OF PROPERTY UNDER CONTRACT

On the 9th day of July, 2020, **PATE MONTGOMERY LLC**, an Alabama limited liability company ("Seller") entered into a Purchase and Sale Agreement ("Agreement") with **MCV ACQUISITIONS LLC**, an Ohio limited liability company ("Purchaser") as follows:

1. **Parties to Agreement:**

Seller: Pate Montgomery, LLC, having an address at 1301 Industrial Park Drive, Tuscaloosa, Alabama 35401.

Purchaser: MCV Acquisitions LLC, having an address at 500 Trillium Drive, Galloway, Ohio 43119.

2. **Description of Property:** That certain tract of land consisting of approximately 1.22 acres located at 9200 Highway 119, Alabaster, Alabama 35007, known as parcel number 23-6-14-2-001-001.009, more fully described on Exhibit A attached hereto.

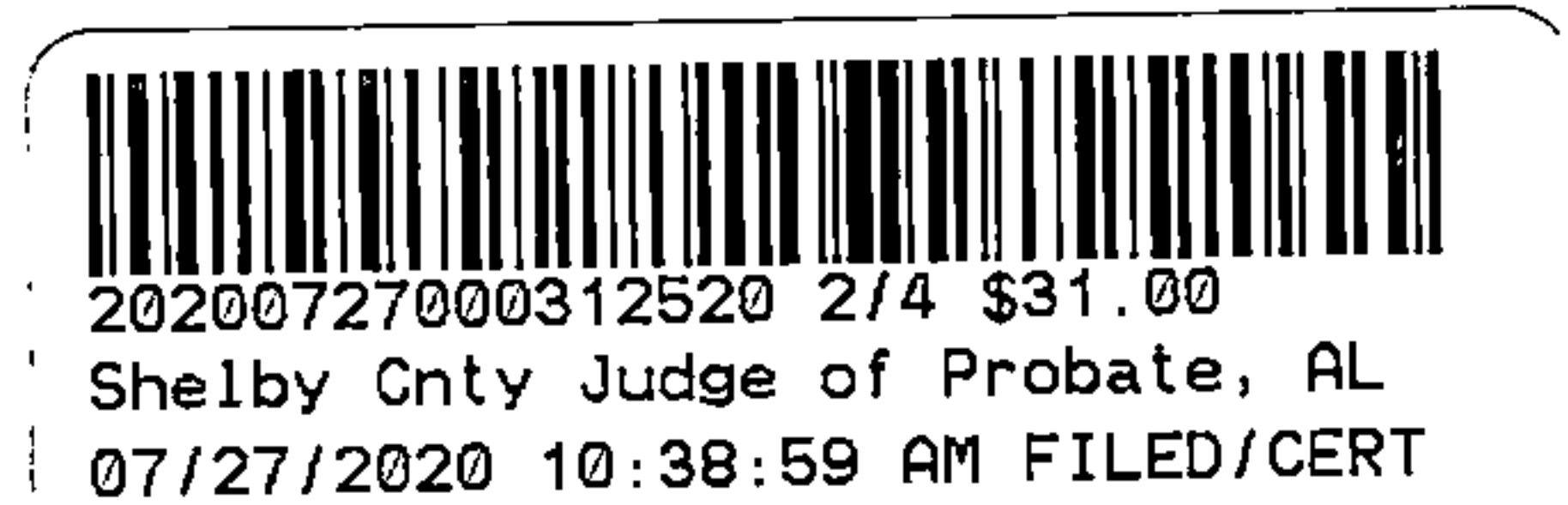
This instrument is not intended to vary the terms and conditions of the aforementioned Agreement.

[TWO SEPARATE SIGNATURE PAGES FOLLOW]

Executed by Seller as a sealed instrument this 9th day of July, 2020.

SELLER:
PATE MONTGOMERY LLC

By: Luther S. Pate IV
Name: Luther S. Pate IV
Title: Mgr.



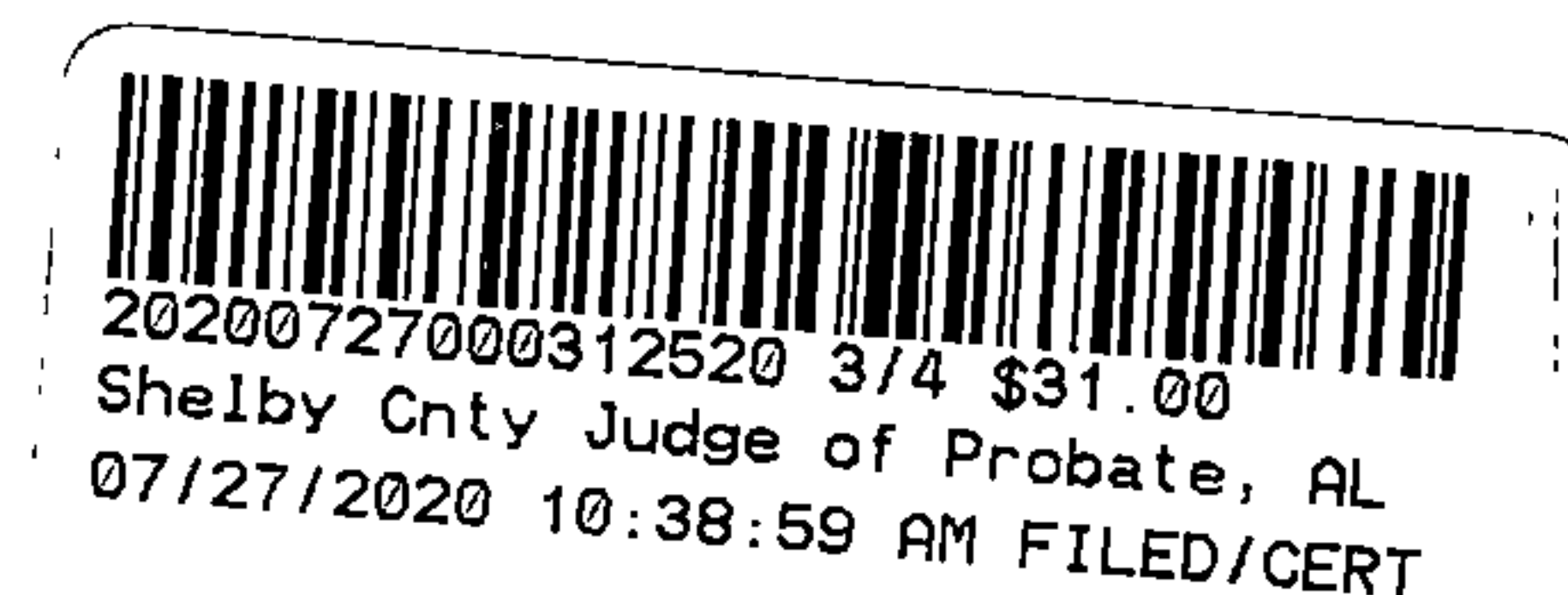
STATE OF ALABAMA)
COUNTY OF JEFFERSON) SS:

BEFORE ME, a Notary Public in and for said County and State, did personally appear the above-named Pate Montgomery LLC, an Alabama limited liability company, by LUTHER S. PATE IV its MANAGER, who acknowledged to me that he did sign the foregoing instrument as such officer of said limited liability company and that the same is his free act and deed, and that of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at 11:30, AM, this 9th day of JULY, 2020.

PATRICIA C. RUSHING
Notary Public, Alabama State at Large
My Commission Expires Oct. 18, 2022

[Signature]
NOTARY PUBLIC



Executed by Purchaser as a sealed instrument this 9th day of July, 2020.

PURCHASER:
MCV ACQUISITIONS LLC

By: 
Mark D. Zelnik, Managing Member

STATE OF OHIO)
) SS:
COUNTY OF Cuyahoga)

BEFORE ME, a Notary Public in and for said County and State, did personally appear the above-named **MCV Acquisitions LLC**, an Ohio limited liability company, by **Mark D. Zelnik**, its **Managing Member**, who acknowledged to me that he did sign the foregoing instrument as such officer of said limited liability company and that the same is his free act and deed, and that of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 9th day of July, 2020.


NOTARY PUBLIC
CARY J. ZABELL, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

This instrument prepared by:
Cary J. Zabell, Esq.
Cary J. Zabell Co., L.P.A.
25201 Chagrin Blvd., Suite 130
Beachwood, Ohio 44122
216.831.8111

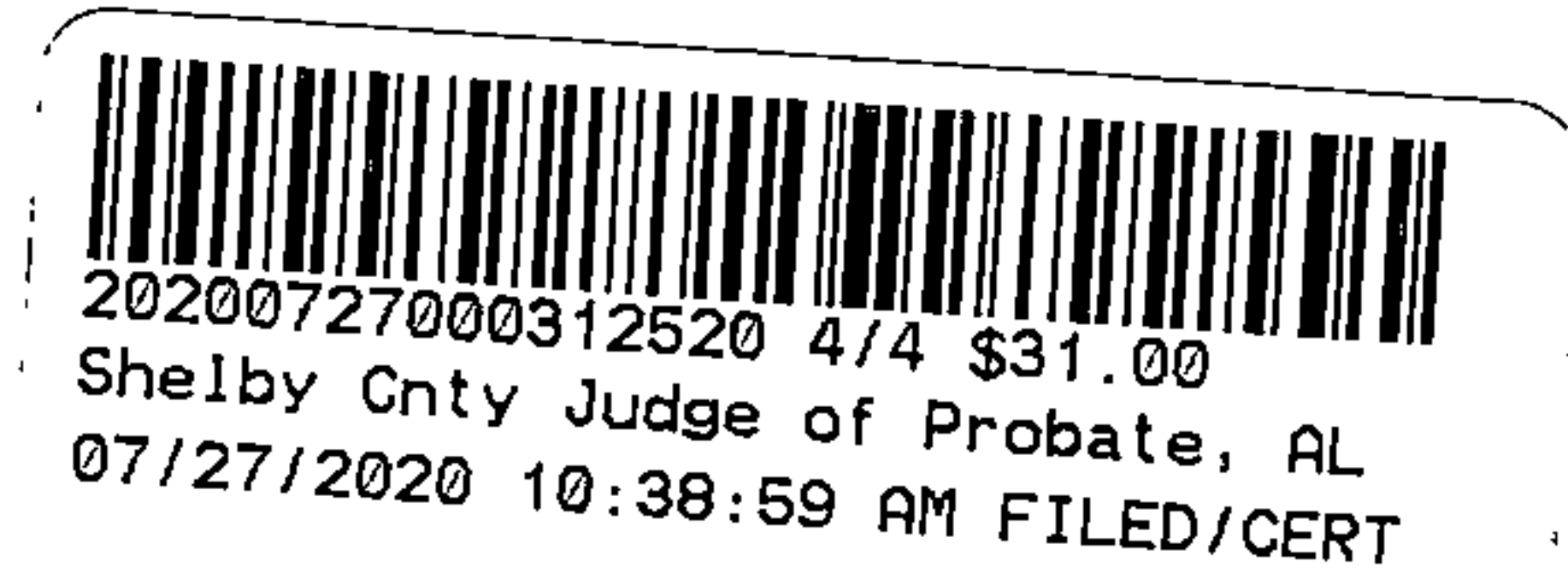


EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 3" iron pipe found at the northwest corner of said Section 14; thence, run South $89^{\circ}03'42''$ East along the north boundary of said Section 14 a distance of 1538.52 feet to a point on the southeast right-of-way of Alabama Highway No. 119 (variable right-of-way); thence, run South $25^{\circ}20'17''$ West along said right-of-way a distance of 134.10 feet to the POINT OF BEGINNING; thence, depart said right-of-way and run South $67^{\circ}21'17''$ East a distance of 253.16 feet; thence, run South $25^{\circ}30'31''$ West a distance of 217.20 feet; thence, run North $64^{\circ}29'29''$ West a distance of 252.23 feet to a point on the southeast right-of-way of said Alabama Highway No. 119; thence, run North $25^{\circ}20'17''$ East along said right-of-way a distance of 204.56 feet to the POINT OF BEGINNING.

Said parcel contains 53,256 square feet (1.223 acres).