

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

20200804000328930 1/5 \$1534.00
Shelby Cnty Judge of Probate, AL
08/04/2020 09:33:00 AM FILED/CERT

Purchase Price:	\$1,500,000.00
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IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 23rd day of July, 2020.



Roy W. Gilbert, III



Sharon Gilbert

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Roy W. Gilbert, III and wife, Sharon Gilbert, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 23rd day of July, 2020.



Notary Public

[NOTARIAL SEAL]

My commission expires: 5/16/2022

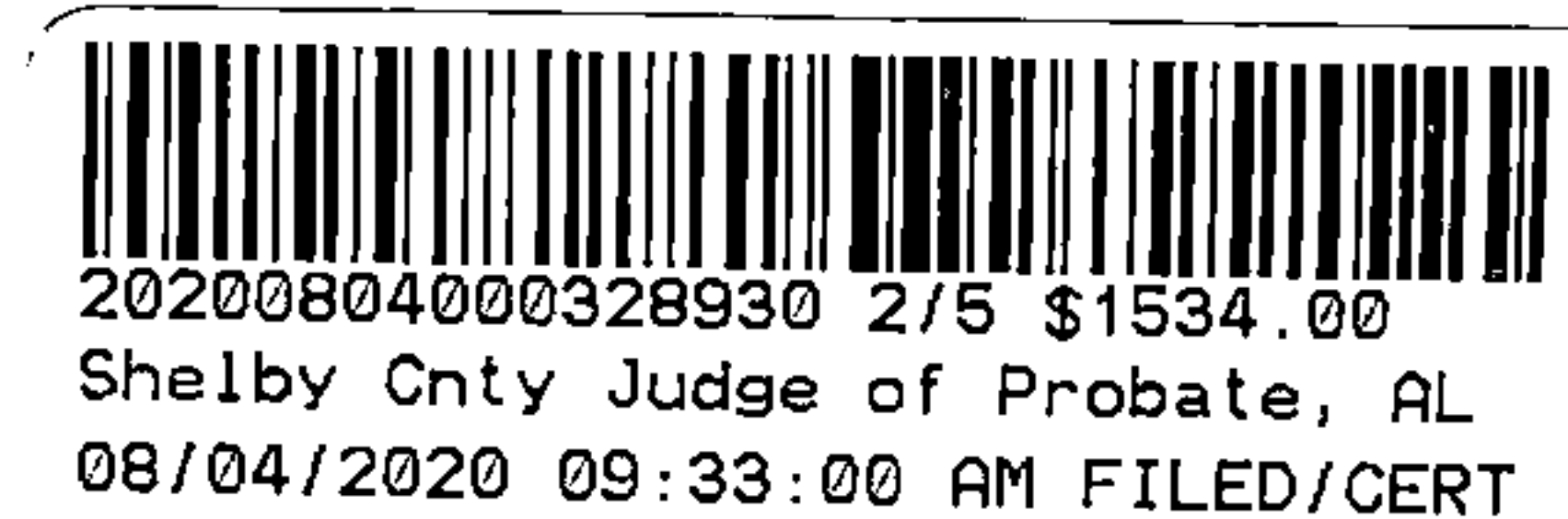


EXHIBIT A
**(to Statutory Warranty Deed (the "Deed") from Roy W. Gilbert, III and
wife, Sharon Gilbert to Roy W. Gilbert, Jr. and wife, Judith L. Gilbert)**

A parcel of land situated in the SE ¼ of the SE ¼ of Section 21, in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said SE ¼ of the SE ¼ of said Section 21, run North 01 degrees, 33 minutes, 13 seconds East along an assumed bearing and also along the West line of said ¼ - ¼ section for a distance of 68.65 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue North 01 degrees 33 minutes 13 seconds East along the West line of said ¼ - ¼ section for a distance of 583.41 feet to an iron pin found with LDW cap; thence run North 26 degrees 32 minutes 42 seconds East for a distance of 50.11 feet to an iron pin found with LDW cap; thence run North 25 degrees 17 minutes 15 seconds East for a distance of 83.36 feet to an iron pin found with LDW cap; thence run North 24 degrees 10 minutes 29 seconds East for a distance of 83.98 feet to an iron pin found with LDW cap; thence run North 22 degrees 20 minutes 01 seconds East for a distance of 78.17 feet to an iron pin found with LDW cap; thence run North 19 degrees 26 minutes 13 seconds East for a distance of 76.44 feet to an iron pin found with LDW cap; thence run North 21 degrees 30 minutes 47 seconds East for a distance of 121.56 feet to an iron pin found with LDW cap; thence run North 26 degrees 48 minutes 51 seconds East for a distance of 60.25 feet to an iron pin found with LDW cap; thence run North 28 degrees 59 minutes 29 seconds East for a distance of 41.36 feet to an iron pin found with LDW cap; thence run North 09 degrees 54 minutes 11 seconds East for a distance of 24.07 feet to an iron pin found with LDW cap; thence run North 05 degrees 29 minutes 25 seconds East for a distance of 53.82 feet to an iron pin found with LDW cap; thence run North 22 degrees 50 minutes 44 seconds West for a distance of 58.82 feet to an iron pin found with LDW cap; thence run North 32 degrees 41 minutes 35 seconds East for a distance of 6.20 feet to an iron pin found with LDW cap on the North line of said 1/4 - 1/4 Section; thence run South 89 degrees 13 minutes 11 seconds East along said North line for a distance of 79.13 feet to a 3/4" crimped iron found; thence run South 88 degrees 53 minutes 29 seconds East along said North line for a distance of 20.29 feet to an iron pin found with KBW cap on the Southwest Right-of-Way line of Legacy Drive in Greystone Legacy 1st. Sector as recorded in map book 26 on page 79A in the office of the Judge of Probate, Shelby County, Alabama said iron pin being on a curve to the right having a radius of 395.42 feet, a central angle of 35 degrees, 47 minutes, 49 seconds and a chord bearing of South 27 degrees 04 minutes 44 seconds East; thence run in a Southeasterly direction along said Right-of-Way and also along the arc of said curve for a distance of 247.05 feet to an iron pin found with KBW cap on a reverse curve to the left having a radius of 428.30 feet, a central angle of 28 degrees, 52 minutes, 48 seconds and a chord bearing of South 23 degrees 37 minutes 14 seconds East; thence run in a Southeasterly direction along said Right-of-Way and also along the arc of said curve for a distance of 215.88 feet to an iron pin found with SSI cap; thence run South 31 degrees 22 minutes 25 seconds West for a distance of 69.14 feet to an iron pin found with LDW cap; thence run South 13 degrees 19 minutes 38 seconds East for a distance of 67.43 feet to an iron pin found with LDW cap; thence run South 27 degrees 07 minutes 14 seconds East for a distance of 95.93 feet to an iron pin found with LDW cap; thence run South 00 degrees 27 minutes 42 seconds East for a distance of 149.40 feet to an iron pin found with LDW cap; thence run South 05 degrees 56 minutes 53 seconds West for a distance of 181.90 feet to an iron pin found with LDW cap; thence run South 06 degrees 27 minutes 39 seconds East for a distance of 156.01 feet to an iron pin found with LDW cap; thence run North 72 degrees 07 minutes 05 seconds West for a distance of 70.99 feet to an iron pin set with SSI cap; thence run South 11 degrees 14 minutes 29 seconds West for a distance of 41.04 feet to an iron pin set with SSI cap; thence run South 20 degrees 46 minutes 32 seconds West for a distance of 64.49 feet to an iron pin set with SSI cap; thence run South 54 degrees 43 minutes 47 seconds West for a distance of 43.63 feet to an iron pin set with SSI cap; thence run South 63 degrees 40 minutes 10 seconds West for a distance of 59.13 feet to an iron pin set with SSI cap; thence run South 78 degrees 46 minutes 10 seconds West for a distance of 66.85 feet to an iron pin set with SSI cap; thence run South 87 degrees 47 minutes 48 seconds West for a distance of 311.43 feet to the Point of Beginning. Containing 11.907 acres, more or less.

SUBJECT TO a non-exclusive 20 foot wide Easement for ingress and egress for the benefit of adjacent and area properties owned by Grantors situated in the SE ¼ of the SE ¼ of Section 21, in Township 18 South, Range 1 West, Shelby County, Alabama, lying 10 feet on either side of a centerline being more particularly described as follows:



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Commence at the Southwest corner of said SE ¼ of the SE ¼ of said Section 21, run North 01 degrees, 33 minutes, 13 seconds East along an assumed bearing and also along the West line of said ¼ - ¼ section for a distance of 68.65 feet to an iron pin set with SSI cap; thence run North 87 degrees 47 minutes 48 seconds East for a distance of 311.43 feet to an iron pin set with SSI cap; thence run North 78 degrees 46 minutes 10 seconds East for a distance of 66.85 feet to an iron pin set with SSI cap; thence run North 63 degrees 40 minutes 10 seconds East for a distance of 59.13 feet to an iron pin set with SSI cap; thence run North 54 degrees 43 minutes 47 seconds East for a distance of 43.63 feet to an iron pin set with SSI cap; thence run North 20 degrees 46 minutes 32 seconds East for a distance of 64.49 feet to an iron pin set with SSI cap; thence run North 11 degrees 14 minutes 29 seconds East for a distance of 41.04 feet to an iron pin set with SSI cap; thence run South 72 degrees 07 minutes 05 seconds East for a distance of 37.80 feet to the Point of Beginning of the Center line of said easement; thence run North 03 degrees 23 minutes 01 seconds West along said center line for a distance of 145.16 feet to a point; thence run North 06 degrees 41 minutes 49 seconds East along said center line for a distance of 179.39 feet to a point; thence run North 02 degrees 28 minutes 18 seconds East along said center line for a distance of 72.79 feet to a point; thence run North 03 degrees 53 minutes 19 seconds West along said center line for a distance of 72.71 feet to a point; thence run North 24 degrees 22 minutes 40 seconds West along said centerline for a distance of 128.60 feet to a point on a curve to the right having a central angle of 59 degrees 47 minutes 45 seconds, a radius of 106.88 feet, and a chord bearing of North 13 degrees 42 minutes 28 seconds East; thence run in a Northeasterly direction along said centerline and also along the arc of said curve for a distance of 111.54 feet to a point; thence run North 47 degrees 22 minutes 28 seconds East along said centerline for a distance of 24.23 feet more or less to the Southwest Right-of-Way line of Legacy Drive in Greystone Legacy 1st Sector as recorded in Map Book 26 on Page 79A in the Office of the Judge of Probate, Shelby County, Alabama and the end of said easement.



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EXHIBIT B

(to Statutory Warranty Deed (the "Deed") from Roy W. Gilbert, III and wife, Sharon Gilbert to Roy W. Gilbert, Jr. and wife, Judith L. Gilbert)

1. Ad valorem taxes for the tax year 2020 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages; it being the intention that Grantors hereby convey to Grantees such title as Grantors have in the mineral, mining and other subsurface interests, if any, without warranty.
3. The interests of others in any part of the Property lying within any road right-of-way.
4. Restrictions appearing of record in Inst. No. 2001-10755.
5. Easement recorded in Inst. No. 1995-6008.
6. Right-of-way granted to Alabama Power Company recorded in Volume 138, Page 588, and Volume 246, Page 849.
7. Easement granted Alabama Power Company recorded in Volume 351, Page 1, and Real 20, Page 888.
8. Right-of-way granted to South Central Bell Telephone Company recorded in Real 21, Page 312.
9. Matters of record in the Office of the Judge of Probate of Shelby County, Alabama.
10. Matters which would be disclosed by an accurate survey or inspection of the Property.
11. 20 foot wide easement for ingress and egress reserved for the benefit of properties owned by Grantors adjacent to or in the area of the Property, as more particularly described on the immediately preceding *Exhibit A* attached to the Deed.

Shelby County, AL 08/04/2020
State of Alabama
Deed Tax: \$1500.00


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