

20201009000458440
10/09/2020 08:03:09 AM
DEEDS 1/4

Upon recording return this instrument to:

Robert C. Barnett, Trustee of the Robert C. Barnett
Management Trust

P.O. Box 12081
Birmingham, AL 35202

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Robert C. Barnett, Trustee of the Robert C. Barnett
Management Trust

P.O. Box 12081
Birmingham, AL 35202

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

GSC Properties, LLC
625 County Rd. 182
Crane Hill, AL 35053

**Grantee's Name and Mailing
Address:**

Robert C. Barnett, Trustee of the
Robert C. Barnett Management
Trust

P.O. Box 12081
Birmingham, AL 35202

Property Address:

200 Commerce Drive
Pelham, Alabama 35124

Date of Sale:

October 1, 2020

Purchase Price:

\$1,250,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **GSC Properties, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **Robert C. Barnett, Trustee of the Robert C. Barnett Management Trust** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee a parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns, forever, in fee simple, free and clear of all liens and encumbrances, subject to the "Permitted Exceptions" set forth on **EXHIBIT B** attached hereto and incorporated herein by this reference.

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

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons, except for the Permitted Exceptions against which the Grantor shall not defend.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 1st day of October, 2020.

Grantor:

GSC Properties, LLC

By: Ralph Marcum

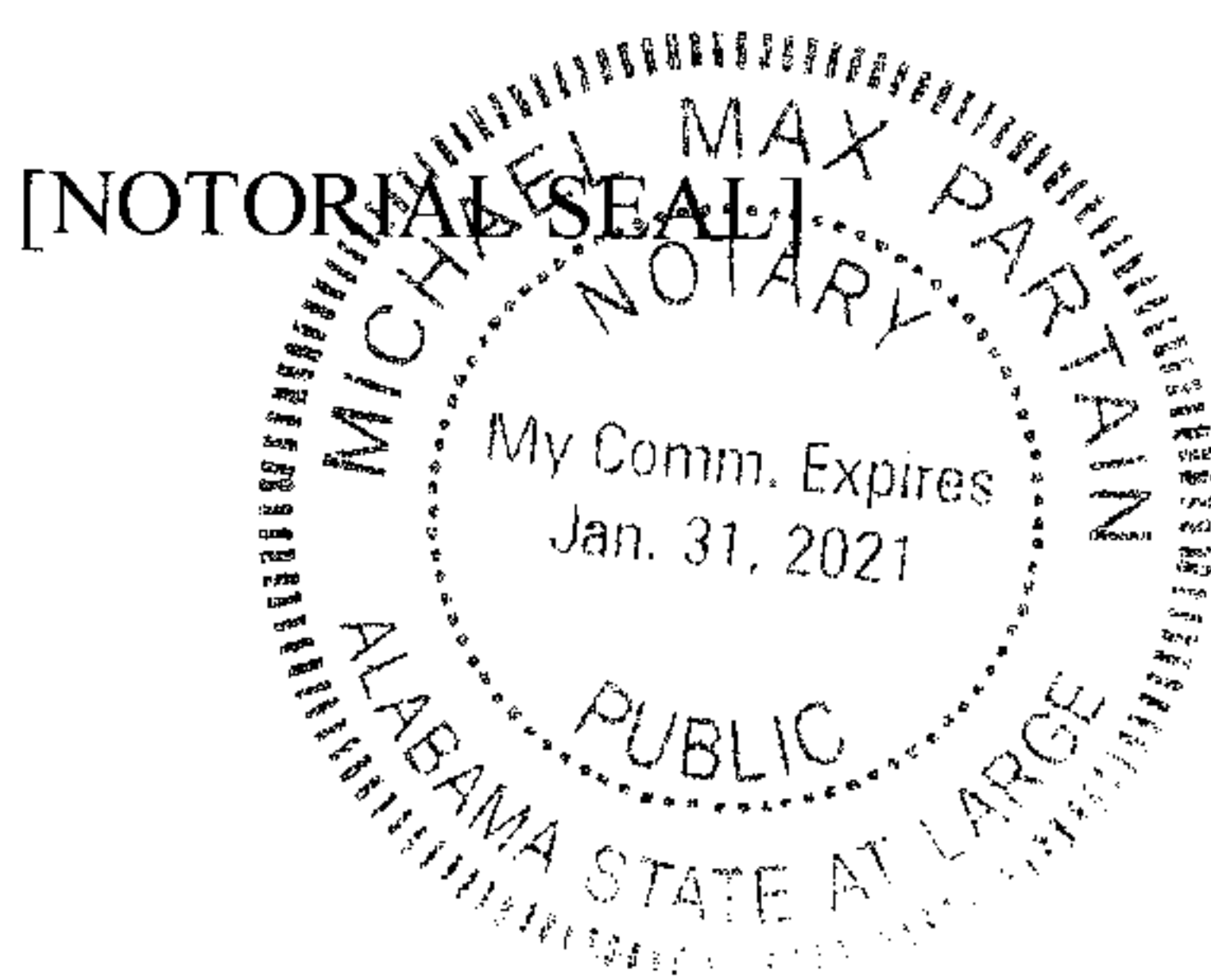
Name: Ralph Marcum

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ralph Marcum, whose name as Manager of **GSC Properties, LLC**, an Alabama limited liability company, 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/she, in such capacity and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 1st day of October, 2020.



Michael Max Partain
Notary Public
My commission expires: _____

EXHIBIT A

Legal Description of the Property

Commence at the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run thence South 88 degrees 33 minutes 56 seconds East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 174.65 feet to a point on the westerly right of way line of Interstate Highway No. 1-65; thence run along said right of line in a curve to the right having a central angle of 1 degree 29 minutes 31 seconds and a radius of 5,854.58 feet a distance of 152.45 feet to the P.T. of said curve; thence continue along the tangent of said curve and the same said right of way line in a northeasterly direction a distance of 1,053.01 feet to the Point of Beginning of the property being described; thence continue along last described course a distance of 191.92 feet to a point; thence turn a deflection angle of 111 degrees 24 minutes 45 seconds to the left and run westerly a distance of 163.46 feet to a point on the easterly margin of a storm drainage channel or canal in a curve to the right having a central angle of 41 degrees 35 minutes 39 seconds and a radius of 147.00 feet; thence run southwesterly along said margin of said channel an arc distance of 106.72 feet to the P.T. of said channel curve; thence continue along the tangent of said curve a distance of 73.11 feet to the P.C. of a channel curve to the left having a central angle of 28 degrees 40 minutes 11 seconds and a radius of 580.01 feet; thence continue along the arc of said channel margin an arc distance of 290.23 feet to a point; thence 90 degrees 00 minutes 00 seconds left from tangent and run southeasterly a distance of 1.96 feet to a point on the arc of a cul-de-sac curve to the right having a central angle of 118 degrees 36 minutes 43 seconds and a radius of 80.0 feet; thence run along the arc of said cul-de-sac radius and the property line of said cul-de-sac an arc distance of 165.61 feet to a point; thence turn 77 degrees 30 minutes 00 seconds from tangent and run east-northeasterly a distance of 343.71 feet to the Point of Beginning.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2021, a lien, but not yet payable, until October 1, 2021, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under Property.
4. Easement granted to Alabama Power Company as recorded in Instrument #20050204000058160.
5. Riparian rights of upstream and downstream riparian owners as to any creeks which traverse subject property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2020 08:03:09 AM
\$1281.00 CHERRY
20201009000458440

Allen S. Bayl