

This Instrument Prepared by:

Eric Dahlberg
Capital Title
4851 LBJ Frwy, Ste. 1100
Dallas, TX 75244

Send Tax Notice to:

Maddox Investments, L.L.C.
1708 N. Douglass St.
Malden, MO 63863

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered this 13 day of October, 2020 by H & L REALTY, LLC, an Alabama limited liability company, erroneously referred to as H & L Realty Company, LLC (the "GRANTOR"), in favor of MADDUX INVESTMENTS, L.L.C., a Missouri limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Four Hundred Fifty Thousand Dollars and 00/100 (\$450,000.00)**, in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property and improvements situated in **Shelby County, Alabama**, more particularly described on Exhibit A attached hereto (the "Property").

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

And Grantor does for themselves, and their heirs, personal representatives, and assigns, covenants with Grantee and its successors and assign, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances, if any, identified herein, and that Grantor will warrant and defend the right and title to the above described Property unto the Grantee against the lawful claims and demand of all persons claiming by, through, or under Grantor, but none other.

Property herein is one and the same property set out in the Deeds recorded in Deed recorded in Instrument 20060609000273810.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 13 day of October, 2020.

GRANTOR:

H & L Realty, LLC,
an Alabama limited liability company

Hanna L. Porter

Name: Hanna L. Porter

Title: Successor Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hanna L. Porter, as Successor Manager of H & L Realty, LLC, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 13 day of ~~September~~, 2020.

OCTOBER

My commission expires:

6-27-2022

[Signature]
Notary Public in and for the
State of Alabama at Large

EXHIBIT A

LEGAL DESCRIPTION

Commence at the Southeast corner of the NW 1/4 of the NE 1/4, Section 26, Township 21 South, Range 1 West; thence run Westerly along the South boundary line of said NW 1/4 of NE 1/4, a distance of 105.47 feet to the point of intersection of the Northeast right of way line of State Highway 70 and centerline of Alabama Gas Corporation Pipe line; thence turn an angle of 69°48'36" to the right and run Northwesterly along said pipeline centerline a distance of 36.39 feet to a point in the center of the Old Columbiana-Saginaw Road; thence turn an angle of 47°51'31" to the left and run Northwesterly along said road a distance of 53.93 feet to a point on the Southwest boundary line of said Alabama Gas Corporation Pipeline; thence turn an angle of 47°51'31" to the right and run Northwesterly along said boundary line a distance of 273.00 feet to a point; thence turn an angle of 20°43'43" to the left and run Northwesterly a distance of 166.0 feet to a #5 rebar marking the point of beginning of the parcel of land herein described; thence continue along the same line of direction for a distance of 84.00 feet to an iron pin found in place; thence turn an angle of 94°50'20" to the right and run Northeasterly a distance of 92.00 feet to an iron pin found in place; thence turn an angle of 74°06'49" to the left and run Northwesterly a distance of 82.42 feet to an iron pipe found in place on the back of curblin of Depot Street; thence turn an angle of 33°48'44" to the left and run Northwesterly along said back of curblin a distance of 30.03 feet to an iron pipe found in place; thence turn an angle of 82°07'39" to the left and run Southwesterly a distance of 539.10 feet to a point on the Northeast right of way line of State Highway 70; thence turn an angle of 122°59'00" to the left and run Southeasterly along a curve to the right (concave Southwesterly and having a radius of 2011.23 feet and a central angle of 5°41'59") for an arc distance of 200.07 feet to a point; thence turn an angle of 62°59'48" to the left and run Northeasterly a distance of 308.54 feet to the point of beginning.

Said parcel of land is lying in the NW 1/4 of the NE 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. According to the Survey of Lewis H. King, Jr.

Less and except any part of subject property lying within a road right of way.

ALSO, a non-exclusive easement for ingress and egress described as follows:

Begin at a point on the Southwest boundary line of Depot Street in Columbiana, Alabama, being the Northwest corner of U.S. Postal Service property, which is also the Northeast corner of Spartan Foods property and lying in the NW 1/4 of the NE 1/4, Section 26, Township 21 South, Range 1 West; thence run Northwesterly along said Depot Street a distance of 25.0 feet to a point; thence turn an angle of 112°54'27" to the left and run in a Southerly direction a distance of 48.39 feet to a point on the common property line between the U.S. Postal Service and Spartan Foods; thence turn an angle of 149°13'12" to the left and run Northeasterly along said common property line a distance of 45.00 feet to the point of beginning.

The above property now known as:

Lot 3, Spartan Food System, Inc. Subdivision as recorded in Map Book 15, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property is one and the same as property conveyed in Deed recorded in Instrument 20060609000273810.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name H & L REALTY, LLC
 Mailing Address 2453 VESTAVIA DR.
VESTAVIA, AL 35216

Grantee's Name MADDOX INVESTMENTS, L.L.C.
 Mailing Address 1708 N. DOUGLASS ST.
MALDEN, MO 63863

Property Address 210 WEST COLLEGE STREET
COLUMBIANA, AL 35051

Date of Sale OCTOBER 14, 2020

Total Purchase Price \$450,000.00

or
Actual Value \$

or
Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/22/2020 12:58:20 PM
 \$121.00 CHERRY
 20201022000481630

Allen S. Bayl

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date OCTOBER 14, 2020

☐ Unattested

(verified by)

Print: JAMES K. MADDOX MANAGER

Sign:

(GRANTOR)