

Prepared by:
Eric Dahlberg, Esq.
4851 LBJ Freeway
Suite 1100
Dallas, TX 75240

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This Special Warranty Deed, made this 19th day of November 2020, by **BELLSOUTH TELECOMMUNICATIONS, LLC**, a Georgia limited liability company, successor by conversion to BellSouth Telecommunications, Inc., a Georgia corporation, successor by merger to South Central Telephone Company, a Georgia corporation, d/b/a **AT&T Alabama**, hereinafter referred to as “**Grantor**”, whose business address is 675 W Peachtree NW, 43rd floor, Atlanta, GA 30308, to **HWS PARTNERS, LLC**, an Alabama limited liability company, hereinafter referred to as the “**Grantee**”, whose business address is 22 Olmsted St., Birmingham, AL 35242.

WITNESSETH: Grantor, for and in consideration of good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, that certain piece, parcel or tract of land in legally described in Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO: (i) current city, state and county ad valorem taxes not yet due and payable; (ii) general utility, sewer and drainage easements and other covenants, conditions, easements and restrictions of record; (iii) all matters which would be disclosed by a current and accurate survey.

TO HAVE AND HOLD the same **AND THE SAID** Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

4848-9621-7810 v.1

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name the day and year above written.

Signed and Sealed in Our Presence as Witnesses:

GRANTOR:
BellSouth Telecommunications, LLC,
a Georgia limited liability company

(Sign) [Signature]
(Print) Steve Cane
(Sign) [Signature]
(Print) [Signature]

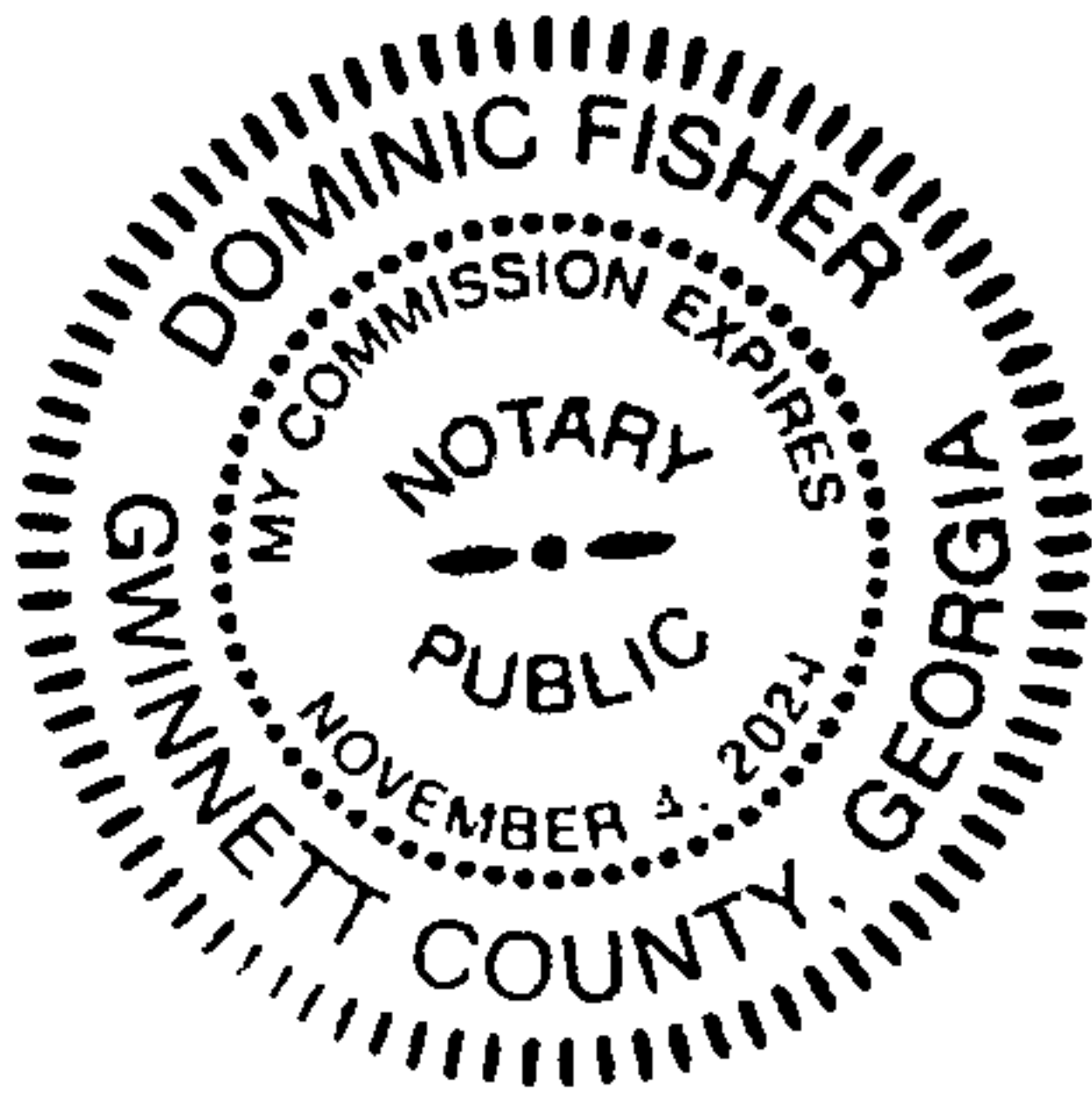
By: [Signature]
Its: Michael Turner,
Area Manager of AT&T Corp.
Real Estate

STATE OF Georgia
COUNTY OF Gwinnett

I, Dominic Fisher, a Notary Public, in and for said County in said State, hereby certify that Michael Turner as Area Manager of AT&T Corp. Real Estate of BellSouth Telecommunications, LLC, a Georgia 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 the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 17 day of November 2020.

Dominic Fisher
Notary Public, Gwinnett
County, State of Georgia
My Commission Expires: 11/4/2024



**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land lying in and being a part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin set at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence proceed in an Easterly direction along the North line of said Northwest 1/4 of Southeast 1/4 for 737.47 feet to a point; thence leaving said North line of Northwest 1/4 of Southeast 1/4, turn a deflection angle right of 92°34'22" and proceed Southerly for 210.83 feet to a point; thence turn a deflection angle right of 87°30'00" and proceed Westerly for 50.30 feet to an iron pin set on the Southwest line of a flare to the right of way of U.S. Highway 280, said point also known as the Point of Beginning of herein described parcel, said point also lying in a curve to the right, said curve having a radius of 1372.39 feet and central angle of 2°10'58"; thence turn a deflection angle left of 82°36'03" to the tangent of said curve and proceed Southerly along the arc of said curve and along said Southwest line of right of way flare for 52.28 feet to a concrete monument found; thence turn a deflection angle right of 00°07'21" from tangent of the previous curve and continue Southerly along said Southwesterly line of right of way flare for 12.68 feet to a concrete monument found; thence turn a deflection angle left of 90°00'00" and proceed Easterly along the South end of said right of way flare for 37.82 feet to an iron pin set on the Westerly approximate prescriptive right of way margin of Shelby County Road #39; thence turn a deflection angle right of 88°42'17" and proceed Southerly along said Westerly approximate prescriptive right of way margin for 74.74 feet to an iron pin set at the beginning of a curve to the left, said curve being tangent to the last described course and having a radius of 977.85 feet and a central angle of 12°06'59"; thence proceed Southerly along the arc of said curve and along said Westerly approximate prescriptive right of way margin for 206.79 feet to an iron pin set at the end of said curve; thence proceed Southerly along said Westerly approximate prescriptive right of way on a line tangent to last described curve for 54.18 feet to an iron pin set; thence leaving said Westerly approximate prescriptive right of way margin turn a deflection angle right of 92°14'04" and proceed Westerly for 414.66 feet to an iron pin found; thence turn a deflection angle right of 88°14'37" and proceed Northwesterly for 209.56 feet to an iron pin found; thence turn a deflection angle of 15°33'52" and proceed Northeasterly for 211.11 feet to an iron pin found; thence turn a deflection angle right of 77°39'53" and proceed Easterly for 369.70 feet to the Point of Beginning.

Property Commonly Known As: 252 Highway 39, Chelsea, AL 35043
Parcel ID: 09-7-26-0-002-014

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	BellSouth Telecommunications, LLC	Grantee's Name	HWS Partners, LLC
Mailing Address	675 West Peachtree Street NW Atlanta, GA 30308	Mailing Address	22 Olmstead St. Birmingham, AL 35242
Property Address	252 Highway 39 Chelsea, AL 35043	Date of Sale	November 17, 2020
		Total Purchase Price	\$525,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

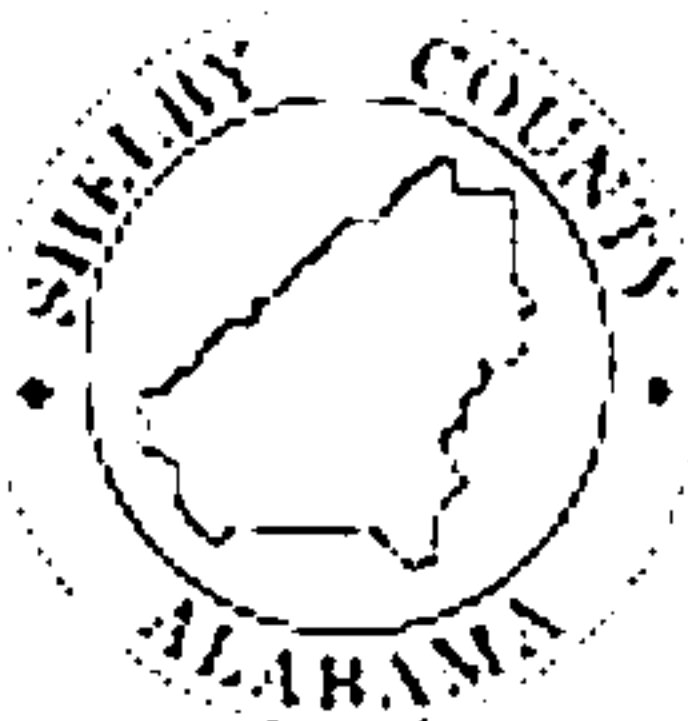
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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	November 17, 2020	Print	Michael Turner - Area Manger of AT&T Corp. Real Estate
<input type="checkbox"/> Unattested	(verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2020 09:41:20 AM
\$556.00 CHARITY
20201125000541420

Allen S. Bayl