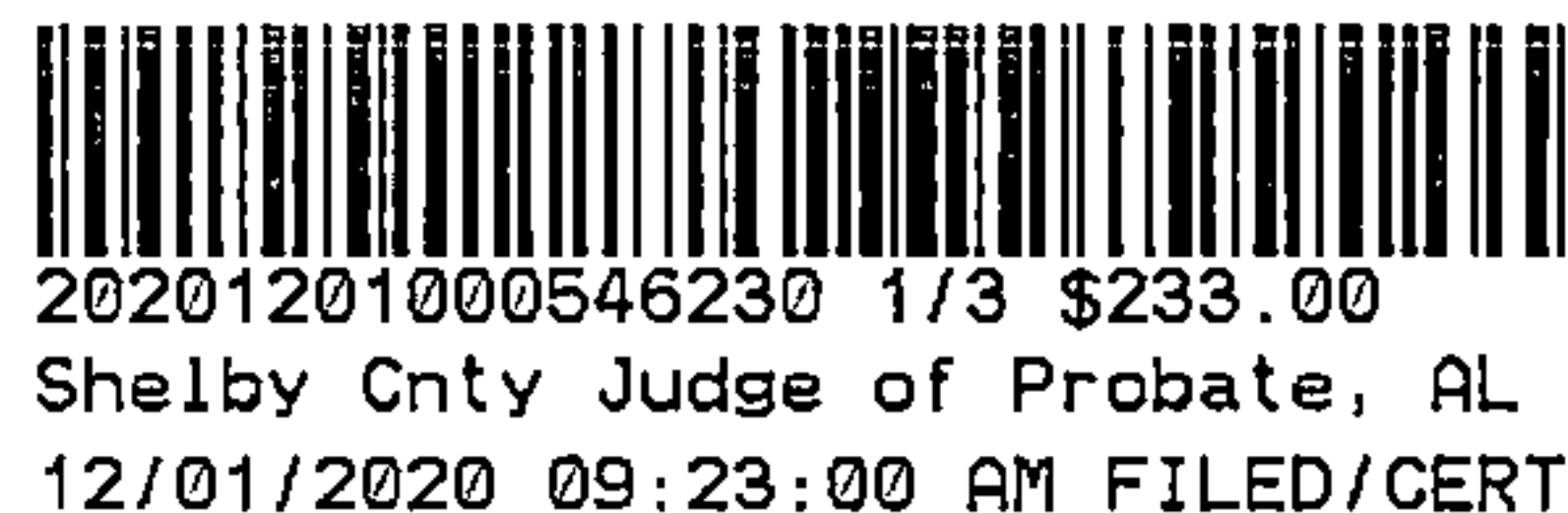


This instrument was prepared by:
Jason E. Spinks
3360 Davey Allison Blvd
Hueytown, AL 35023

Send Tax Notice to: Emerald Ridge IV, L.L.C.
3360 Davey Allison Blvd
Hueytown, AL 35023

WARRANTY DEED



STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That, in consideration of TWO HUNDRED FIVE THOUSAND DOLLARS and 00/100 (\$205,000.00), to the undersigned Grantor, WESTERN REI, L.L.C., (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto EMERALD RIDGE IV, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama,; to wit;

See Attached Legal Description on Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD Unto the said Grantees, his/her heirs and assigns, forever with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal, this 30 day of Nov, 2020.

Jason E. Spinks, Managing Member Western REI, L.L.C.
GRANTOR

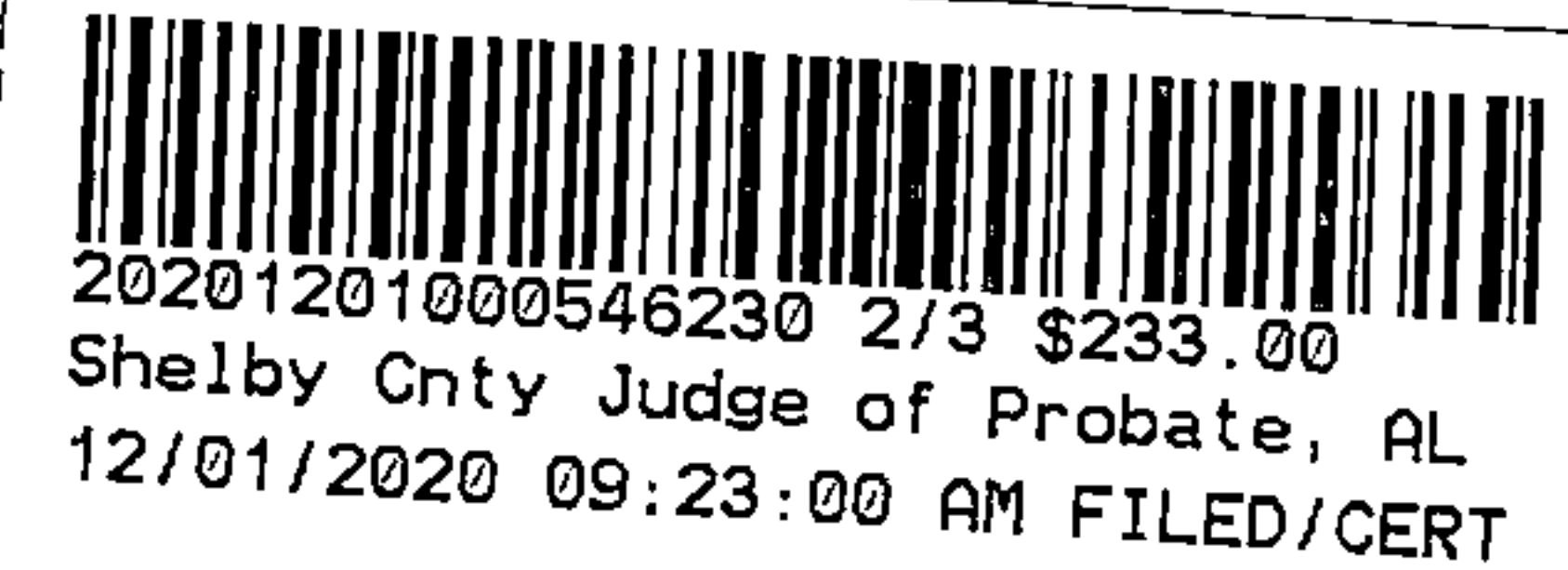
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in their authorized capacity as Managing Member of Western REI, L.L.C., and that by their signature on the instrument the person, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the November 30th, 2020.

NOTARY PUBLIC

EXHIBIT "A"
Property Description



PROPERTY DESCRIPTION:

A parcel of land containing 21.85 Acres, more or less, located in the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE and BEGIN at the Southeast Corner of EMERALD RIDGE SECTOR III, as recorded in Map Book 39, Page 35 in the Office of the Judge of Probate of Shelby County, Alabama, said point being along the North Right-of-Way line of Shelby County Highway No. 16 (EIGHTH AVENUE); thence run N 03°16'28" W (Bearing Basis is the East line of the parent deed of EMERALD RIDGE SECTOR I, as recorded in Map Book 35, Page 143 as recorded in Instrument 20041130000655330) a distance of 541.64 feet along the East line of said EMERALD RIDGE SECTOR III; thence run N 02°20'13" E a distance of 2328.97 feet along the East line of said EMERALD RIDGE SECTOR III and EMERALD RIDGE SECTOR I, as recorded in Map Book 35, Page 143 to the Northeast Corner of LOT 1 of EMERALD RIDGE SECTOR I, said point being along the South Right-of-Way line of Shelby County Highway No. 84 (SECOND AVENUE); thence run along a curve to the left, concave Northerly, with a radius of 995.37 feet, a Chord Bearing of S 68°06'06" E, a Chord Distance of 177.41 feet; thence run Southeasterly, then Easterly 177.54 feet along the arc of said curve and along the South Right-of-Way line of Shelby County Highway No. 84; thence run S 02°00'00" E a distance of 27.21 feet along the South Right-of-Way line of Shelby County Highway No. 84; thence run N 88°00'00" E a distance of 70.00 feet along the South Right-of-Way line of Shelby County Highway No. 84; thence run S 02°00'00" E a distance of 2782.51 feet along the West Right-of-Way line of 20th Street as shown on the DUNSTAN'S MAP of CALERA, being ETHELDA DRIVE as shown on the HETZ MAP of CALERA to the North Right-of-Way line of Shelby County Highway No. 16 (EIGHTH AVENUE); thence run N 89°25'48" W a distance of 396.67 feet along the North Right-of-Way line of Shelby County Highway No. 16 (EIGHTH AVENUE) to the POINT OF BEGINNING.

The property conveyed is one and the same property as acquired by Emerald Ridge, LLC by deed recorded in Instrument Number 20050801000383590 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Western REIT Grantee's Name Emerald Ridge IV
Mailing Address 3360 Davey Allison Blvd Mailing Address _____
Highway, AL 35023
Property Address N/A Date of Sale 11/30/20
Total Purchase Price \$ 205,000
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)

☐ 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 _____ Print Jason E. Sinks
Unattested _____ Sign _____
(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20201201000546230 3/3 \$233.00
Shelby Cnty Judge of Probate, AL
12/01/2020 09:23:00 AM FILED/CERT