

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

MDT - Shelby Investment Holdings, LLC  
Hwy 55 - Outback Road  
Sterrett, Alabama 35147

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this December 3, 2020**, That for and in consideration of **TWO HUNDRED NINETY THOUSAND AND NO/100 (\$290,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **LORENE D. HUGHES, an unmarried person, by Renata H. Martin as her attorney-in-fact**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **MDT - SHELBY HOLDINGS, LLC**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

The Southwest Quarter of the Southeast Quarter of Section 15, and the North Half of the North Half of the Northeast Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, containing 80.22 acres, more or less, and being more particularly described as follows:

Beginning at an axle representing the Northeast corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence run S 89°23'56" W along the monumented North line of said Section 22 for 1,318.21' to a 2" pipe representing the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 15; thence run N 01°07'18" E along the monumented East line of the Southwest Quarter of the Southeast Quarter of said Section 15 for 1,335.35' to a 1½" iron representing the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 15; thence run S 88°39'13" W along the monumented North line of the Southwest Quarter of the Southeast Quarter of said Section 15 for 1,313.70' to a 2" pipe representing the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 15; thence run S 01°27'08" W along the monumented West line of the Southwest Quarter of the Southeast Quarter of said Section 15 for 242.54' to a ½" rebar; thence run S 01°27'24" W along said West line for 188.24' to a ½" rebar; thence run S 01°26'18" W along said West line for 897.61' to a ½" pipe representing the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 15, and the Northwest Corner of the North Half of the North Half of the Northeast Quarter of said Section 22; thence run S 01°45'43" W along the monumented West line of said North Half for 637.65' to a ½" rebar representing the Southwest Corner of said North Half; thence run S 89°57'59" E along the monumented South line of said North Half for 2,644.21' to a 2" pipe representing the Southeast Corner of said North Half; thence run N 01°12'04" E along the monumented East line of said North Half for 676.63' to the point of beginning.

Said parcel being subject to any legal easements or rights-of-way over or across said parcel, and being depicted on survey by C.D. Roberts Associates, Inc. dated November 9, 2020 and bearing Job No. 04517.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

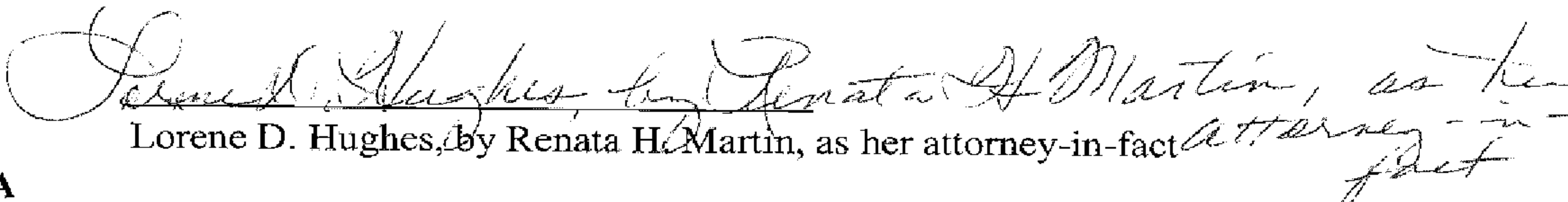
**LORENE D. HUGHES IS DEVISEE UNDER THE WILL OF WILLIAM D. HUGHES, PROBATE CASE # PR-2017-000341, SHELBY COUNTY, ALABAMA. MYRON CHAD HUGHES IS PERSONAL REPRESENTATIVE IN THIS ESTATE.**

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

**AND SAID GRANTORS**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of December 3, 2020.

**GRANTOR:**

  
Lorene D. Hughes, by Renata H. Martin, as her attorney-in-fact

**STATE OF ALABAMA  
COUNTY OF SHELBY**

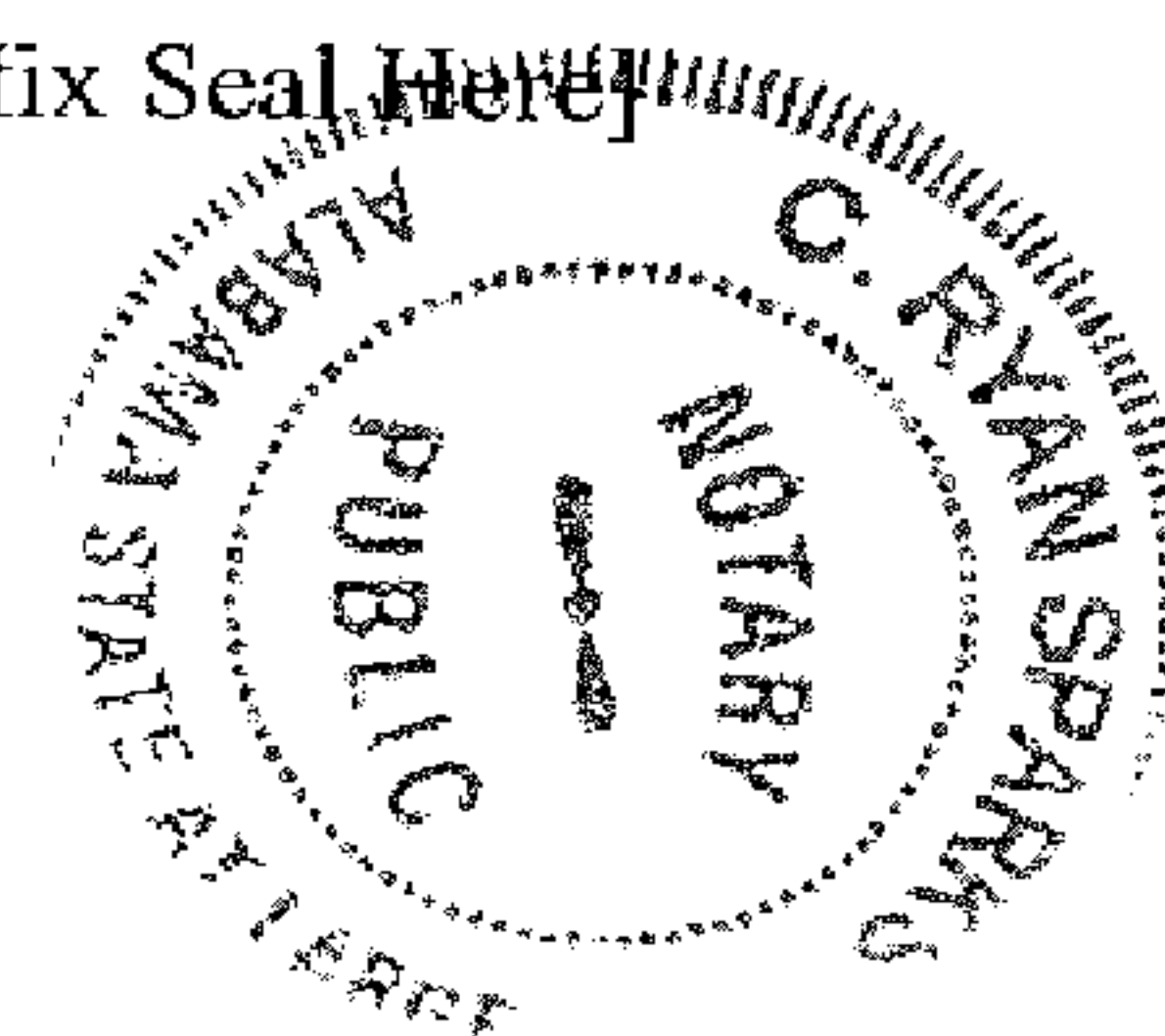
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Lorene D. Hughes, by Renata H. Martin, as her attorney-in-fact, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Lorene D. Hughes by Renata H. Martin executed the same voluntarily with full authority as said attorney-in-fact for Lorene D. Hughes, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of December 3, 2020.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023

[Affix Seal Here]



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

Grantor's Name Lorene D. Hughes  
 Mailing Address 5676 Old Highway 280  
Westover, AL 35147

Grantee's Name MDT - Shelby Holdings, LLC  
 Mailing Address 2830 Cahaba Road  
Birmingham, AL 35223

Property Address Hwy 55 Outback Road  
Sterrett, Alabama 35147

Date of Sale 12/3/20  
 Total Purchase Price \$ 290,000.00

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)

☒ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 12/3/20

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/04/2020 11:53:15 AM  
 \$321.00 CHARITY  
 20201204000555520

*Allen S. Byrd*