

THIS INSTRUMENT PREPARED BY:
Eric L. Pruitt
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203
(205) 328-0480

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, effective as of this 11 day of December, 2020, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, **NOBLEBANK & TRUST**, an Alabama banking corporation, with an address at 361 Summit Blvd, Suite 100, Birmingham, AL 35243 (hereinafter referred to as the "Grantor") does hereby remise, release, quitclaim and convey unto **REEL ENTERTAINMENT, LLC**, an Alabama limited liability company with an address at 107 Chestnut Forest Circle, Helena, AL 35080 (hereinafter referred to as the "Grantee") all of Grantor's right, title and interest, if any, in and to the following real property situated in Shelby County, Alabama and more particularly described as follows:

[See Exhibit A, attached hereto and incorporated herein by reference].

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

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

NOBLEBANK & TRUST
361 Summit Blvd, Suite 100
Birmingham, AL 35243

Grantee's Name and Mailing Address:

Reel Entertainment, LLC
107 Chestnut Forest Circle
Helena, AL 35080

Property Address: 665 Scurlock Road; 150 and 291 Scurlock Road; and 523 Karen Drive,
Vincent, Alabama

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed and delivered this Quitclaim Deed as of the date first written above.

NOBLEBANK & TRUST, an Alabama banking corporation

By: 
Name: Paul Z Rogers
Its: Senior EVP

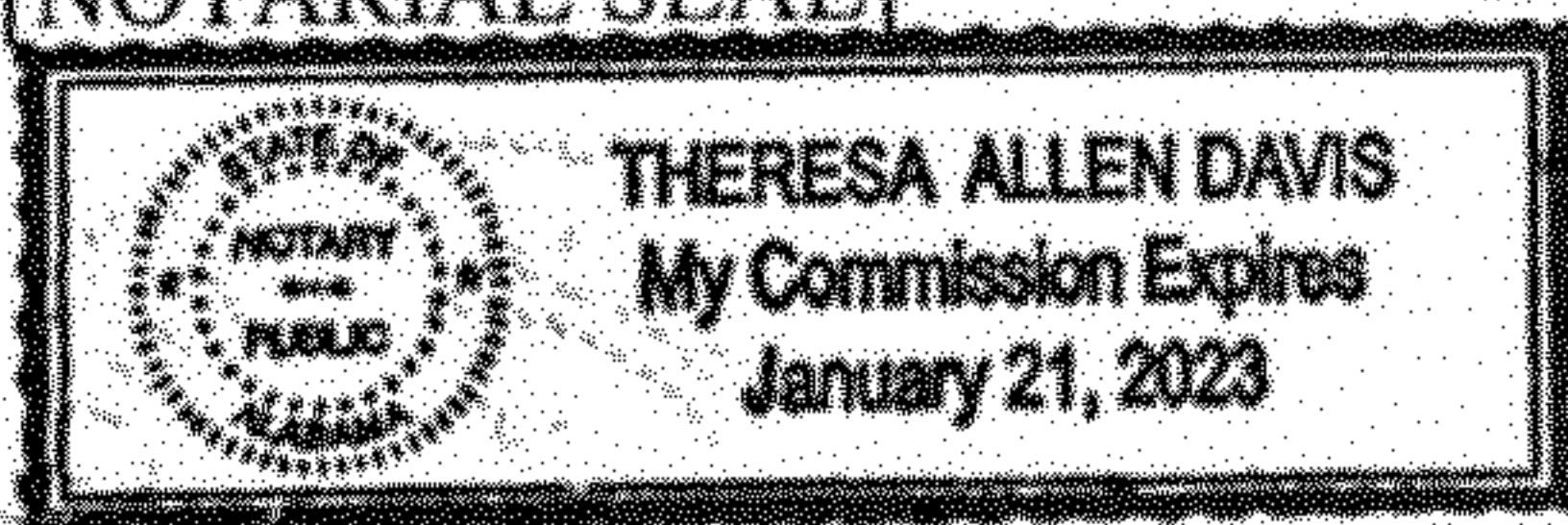
STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul Z. Rogers, whose name as Senior EVP of NOBLEBANK & TRUST, an Alabama banking corporation, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said bank on the day the same bears date.

Given under my hand this the 4th day of December, 2020.

[NOTARIAL SEAL]




Notary Public
My Commission Expires: January 21, 2023

Exhibit A

Legal Description of Property

665 Scurlock Road:

PARCEL 1:

A Parcel of land situated in Section 22 and 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at an axle found at the SW Corner of the NE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 02° 00' 04" W, a distance of 1327.89' to a cap rebar being the SE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 87° 26' 26" W, a distance of 330.10' to a cap rebar; thence N 02° 34' 27" W, a distance of 1329.07' to a RCF cap; thence N 87° 25' 06" E, a distance of 329.92' to the NE Corner of above said SW 1/4 of the SE 1/4 of Section 22 to a RCF cap; thence continue along the last described course, a distance of 678.53' to on iron pin set; thence S 01° 52' 52" E, a distance of 2657.45' to an iron pin set; thence S 87° 26' 17" W, a distance of 659.48' to the POINT OF BEGINNING. Said Parcel containing 40.67 acres, more or less.

PARCEL 2:

A Parcel of land situated in Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at a cap rebar being the SE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 87° 26' 26" W, a distance of 330.10' to a cap rebar; thence N 02° 34' 27" W, a distance of 917.00'; thence N 87° 26' 26" E, a distance of 475.14'; thence S 02° 33' 55" E, a distance of 917.00'; thence S 87° 26' 26" W, a distance of 144.90' to the POINT OF BEGINNING. Said Parcel containing 10.00 acres, more or less.

ALSO AND INCLUDING a 20' Wide Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 87° 25' 06" W, a distance of 329.92'; thence S 02° 34' 27" E, a distance of 412.07'; thence N 87° 26' 26" E, a distance of 343.24' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 17° 29' 44" E, a distance of 278.50'; thence N 23° 02' 10" E, a distance of 266.77'; thence N 31° 18' 48" E, a distance of 501.96'; thence N 21° 25' 30" E, a distance of 632.27'; thence N 32° 55' 49" E, a distance of 112.49'; thence N 66° 33' 42" E, a distance of 547.85'; thence N 87° 19' 39" E, a distance of 334.21'; thence N 89° 01' 31" E, a distance of 574.57'; thence S 81° 59' 33" E, a distance of 81.93'; thence N 88° 53' 53" E, a distance of 1034.01' to the Westerly R.O.W. line of Shelby County Highway 85 and the POINT OF ENDING OF SAID CENTERLINE.

150 and 291 Scurlock Road:**PARCEL 1**

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 01° 59' 29" W, a distance of 1354.95 feet; thence N 88° 53' 53" E a distance of 1000.00 feet to the point of beginning; thence continue along the last described course, a distance of 317.44 feet; thence N 02° 03' 03" W a distance of 822.42 feet to the Southerly ROW line of a railroad; thence S 59° 39' 13" W and along said railroad ROW line, a distance of 359.90 feet; thence S 02° 00' 25" E and leaving said railroad ROW line, a distance of 646.56 feet to the point of beginning.

PARCEL 2

From the Southwest corner of the SW 1/4 of the NW 1/4, Section 23, Township 19 South, Range 2 East; run East along the South 1/4-1/4 line 1310.42 feet to the beginning point of subject lot; from said point, continue said course 708.81 feet to the West right of way line of County Road No. 85; thence run the following 4 calls, each being a chord bearing and distance; North 19 deg. 52 min. 07 sec. West 55.15 feet; North 16 deg. 19 min. 03 sec. West 63.40 feet; North 11 deg. 48 min. 54 sec. West 173.31 feet; North 08 deg. 50 min. 05 sec. West 44.48 feet; thence leaving said road run West 629.49 feet; thence South 00 deg. 06 min. 43 sec. West 326.43 feet, back to the beginning point.

PARCEL 3

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 88 deg. 54' 42" E along the South line of said 1/4-1/4 section a distance of 771.75 feet to the Westerly right of way of Shelby County Hwy 85 and a point on a curve to the right having a central angle of 10 deg. 31' 01" and a radius of 1219.02 feet, said curve subtended by a chord bearing N 14 deg. 33' 35" W and a chord distance of 223.44 feet; thence along the arc of said curve and along said right of way a distance of 223.76 feet; thence N 09 deg. 18' 04" W along said right of way a distance of 469.05 feet; thence S 89 deg. 06' 08" W and leaving said right of way a distance of 657.05 feet to the west line of said 1/4-1/4 section; thence S 01 deg. 27' 11" E along the West line of said 1/4-1/4 section a distance of 683.74 feet to the point of beginning.

Less and except:

From the Southwest corner of the SW 1/4 of the NW 1/4, Section 23, Township 19 South, Range 2 East; run East along the South 1/4-1/4 line 1310.42 feet to the beginning point of subject lot; from said point, continue said course 708.81 feet to the West right of way line of County Road No. 85; thence run the following 4 calls, each being a chord bearing and distance; North 19 deg. 52 min. 07 sec. West 55.15 feet; North 16 deg. 19 min. 03 sec. West 63.40 feet; North 11 deg. 48 min. 54 sec. West 173.31 feet; North 08 deg. 50 min. 05 sec. West 44.48 feet; thence leaving said road run West 629.49 feet; thence South 00 deg. 06 min. 43 sec. West 326.43 feet, back to the beginning point.

PARCEL 4

Begin at the SE Corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 87 degrees 22 minutes 29 seconds W, a distance of 1336.53 feet to the SW Corner of above said

1/4 - 1/4; thence N 01 degrees 27 minutes 38 seconds W, a distance of 743.74 feet; thence N 59 degrees 39 minutes 13 seconds E, a distance of 1510.83 feet; thence S 01 degrees 59 minutes 29 seconds E, a distance of 1446.46 feet to the POINT OF BEGINNING.

SUBJECT TO a 20-foot wide ingress/egress and utility easement, as recorded in Instrument #20150220000054230, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 5

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 01 degrees 59 minutes 29 seconds West, a distance of 1354.95 feet to the Point of Beginning; thence continue along the last described course, a distance of 91.51 feet to the Southerly R.O.W. line of a Railroad; thence North 59 degrees 39 minutes 13 seconds East and along said Railroad R.O.W. line, a distance of 1136.00 feet; thence South 02 degrees 00 minutes 25 seconds East and leaving said Railroad R.O.W. line, a distance of 646.56 feet; thence South 88 degrees 53 minutes 53 seconds West, a distance of 1000.00 feet to the Point of Beginning.

Subject to a 20-foot wide Ingress/Egress and Utility Easement, as recorded in Instrument No. 20150220000054230, in the Office of the Judge of Probate of Shelby County, Alabama.

523 Karen Drive:

A parcel of land situated in Sections 22 and 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of above said Section 22, said point being the point of beginning; thence North 01° 59' 29" West a distance of 1328.49 feet; thence South 87° 25' 06" West, a distance of 656.98 feet; thence South 01° 52' 52" East, a distance of 2657.45 feet; thence North 87° 26' 17" East, a distance of 660.09 feet; thence North 01° 54' 18" West, a distance of 1329.15 feet to the NE corner of above said Section 27 and the point of beginning.

Also and including a 30 foot ingress/egress and utility easement, lying 15 feet either side of and parallel to the following described centerline:

Commence at the SE corner of above said Section 22; thence North 01° 59' 29" West, a distance of 1328.49 feet; thence South 87° 25' 06" West, a distance of 15.00 feet to the point of beginning of said centerline; thence North 01° 59' 29" West, a distance of 1370.21 feet to the centerline of an existing 20 foot easement, as recorded in Instrument No. 20150220000054370 and the point of ending of said centerline.

Also and including:

Together with and subject to a 20 foot wide ingress/egress and utility easement, lying 10 feet either side of and parallel to the following described centerline: Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 87° 25' 06" West, a distance of 329.92 feet; thence South 02° 34' 27" East, a distance of 412.07 feet; thence North 87° 26' 26" East, a distance of 343.24 feet to the point of beginning of said centerline; thence North 17° 29' 44" East, a distance of 278.50 feet; thence North 23° 02' 10" East, a distance of 266.77 feet; thence North 31° 18' 48" East, a distance of 501.96 feet; thence North 21° 25' 30" East, a distance of 632.27 feet; thence

North 32° 55' 49" East, a distance of 112.49 feet; thence North 66° 33' 42" East, a distance of 547.85 feet; thence North 87° 19' 39" East, a distance of 334.21 feet; thence North 89° 01' 31" East, a distance of 574.57 feet; thence South 81° 59' 33" East, a distance of 81.93 feet; thence North 88° 53' 53" East, a distance of 1034.01 feet to the Westerly R.O.W. line of Shelby County Highway 85 and the point of ending of said centerline.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2021 08:23:07 AM
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Allen S. Bayl