

STATE OF ALABAMA)

Send tax notices to:

SHELBY COUNTY)

AutoZone Development LLC
123 S. Front St., 3rd Floor
Memphis, TN 38103
Attention: Wanda Railey

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) to the undersigned **THE BARBER COMPANIES, INC., an Alabama corporation** ("Grantor"), in hand paid by **AUTOZONE DEVELOPMENT LLC, a Nevada limited liability company** ("Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and Grantee's heirs, successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

SUBJECT TO, EXCEPT AND RESERVING:

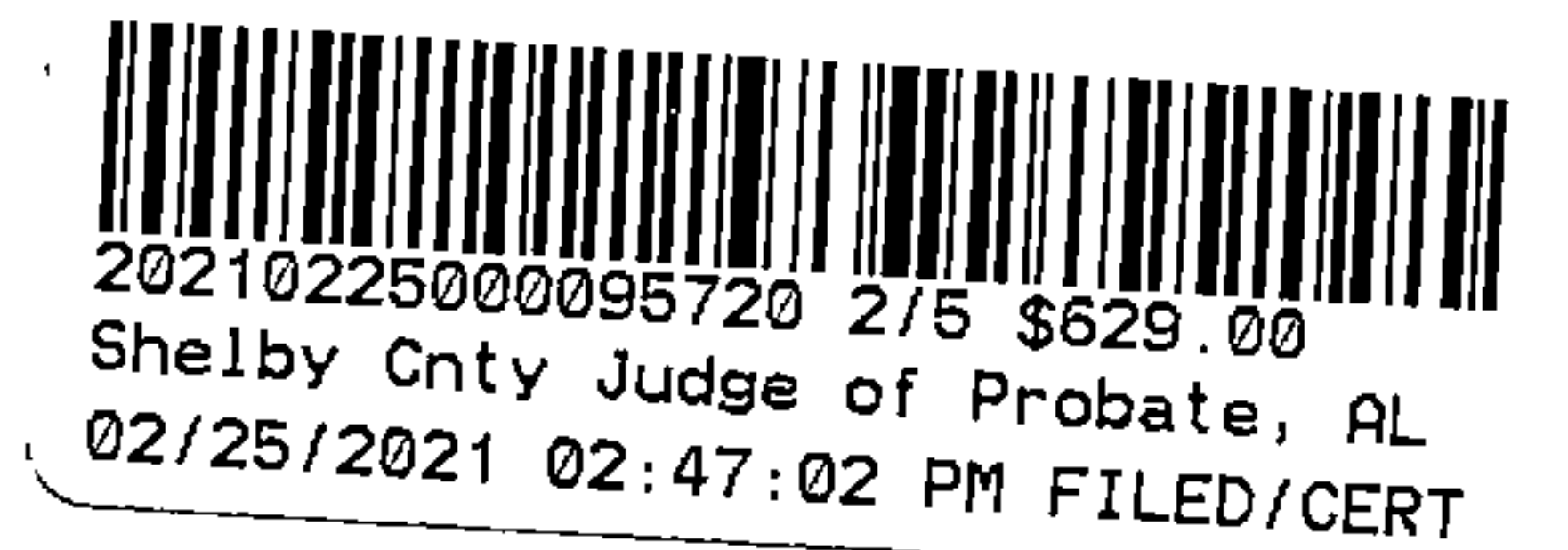
1. Current ad valorem taxes;
2. Mineral and mining rights not owned by Grantor;
3. All reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the Property whatsoever;
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property;
5. Any discrepancies between the dimensions of the Property indicated in the metes and bounds legal description on Exhibit A and the dimensions of the Property indicated in the Grantor's vesting deed;
6. All encumbrances and encroachments which an inspection of the Property would reveal;
7. Any property within a public right of way;
8. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 218, Page 641; in Deed Book 102, Page 138, in Deed Book 44, Page 78; in Deed Book 104, Page 525; in Deed Book 220, Page 335, as Inst. # 20050802000388960; Inst. # 2004020600061830; and Inst. # 20090803000296400;
9. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 336, Page 230 and in Deed Book 320, Page 931;
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 13, Page 180;
11. Declaration of Restrictive Covenants as recorded in Inst. No. 1998-33231.
12. Lack of right of access between the Property and Shelby County Road No. 280 as shown on Map Book 27, Page 121;
13. Covenants, restrictions and easements contained in lease by and between Century Management and Development Company and McDonalds Corporation as referenced in Memorandum of Lease recorded in Inst. No. 2001-00830, re-recorded in Inst. No. 2001-123341 and supplemented in Inst. No. 20020702000309040.;
14. Covenants, restrictions and easements contained in lease by and between The Barber Companies, Inc. and Tacala, LLC as referenced in Memorandum of Lease recorded in Inst.

- No. 20051228000667690;
15. Overhead utilities and fenced gravel areas as shown on survey of G. Darrell Taylor dated December 23, 2020, and identified as Job #200832AL;
 16. Terms, Covenants, Reservations, Easements and Maintenance Fees and Obligations contained in that certain Easement Agreement recorded as Instrument Number *; and * 20210225000095700
 17. Declaration of Protective Covenants recorded as Instrument Number *.
* - 20210225000095710

The Property is conveyed "as is" and subject to all environmental conditions, with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind on the part of Grantor concerning the Property, express or implied, except as against acts done or suffered by Grantor that are not specifically excepted herein.

TO HAVE AND TO HOLD to Grantee and Grantee's heirs, successors and assigns forever.

[The Remainder of this Page Left Intentionally Blank]




IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed by Grantor's duly authorized representative this 24th day of February, 2021.

GRANTOR:

THE BARBER COMPANIES, INC., an Alabama corporation

By: *George W. Barber, Jr.*
Its: *Chairman*

STATE OF ALABAMA)
Shelby COUNTY)


20210225000095720 3/5 \$629.00
Shelby Cnty Judge of Probate, AL
02/25/2021 02:47:02 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *George W. Barber, Jr.*, whose name as *Chairman* of THE BARBER COMPANIES, INC., an Alabama corporation, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the *23rd* day of *February*, 2021.

Wendy D. Stumph
Notary Public
My Commission Expires: *12/5/23*

This instrument was prepared by:
Jonathan "JT" Thornbury, Esq.
The Barber Companies, Inc.
27 Inverness Center Parkway
Birmingham, Alabama 35242
(205) 795-4704

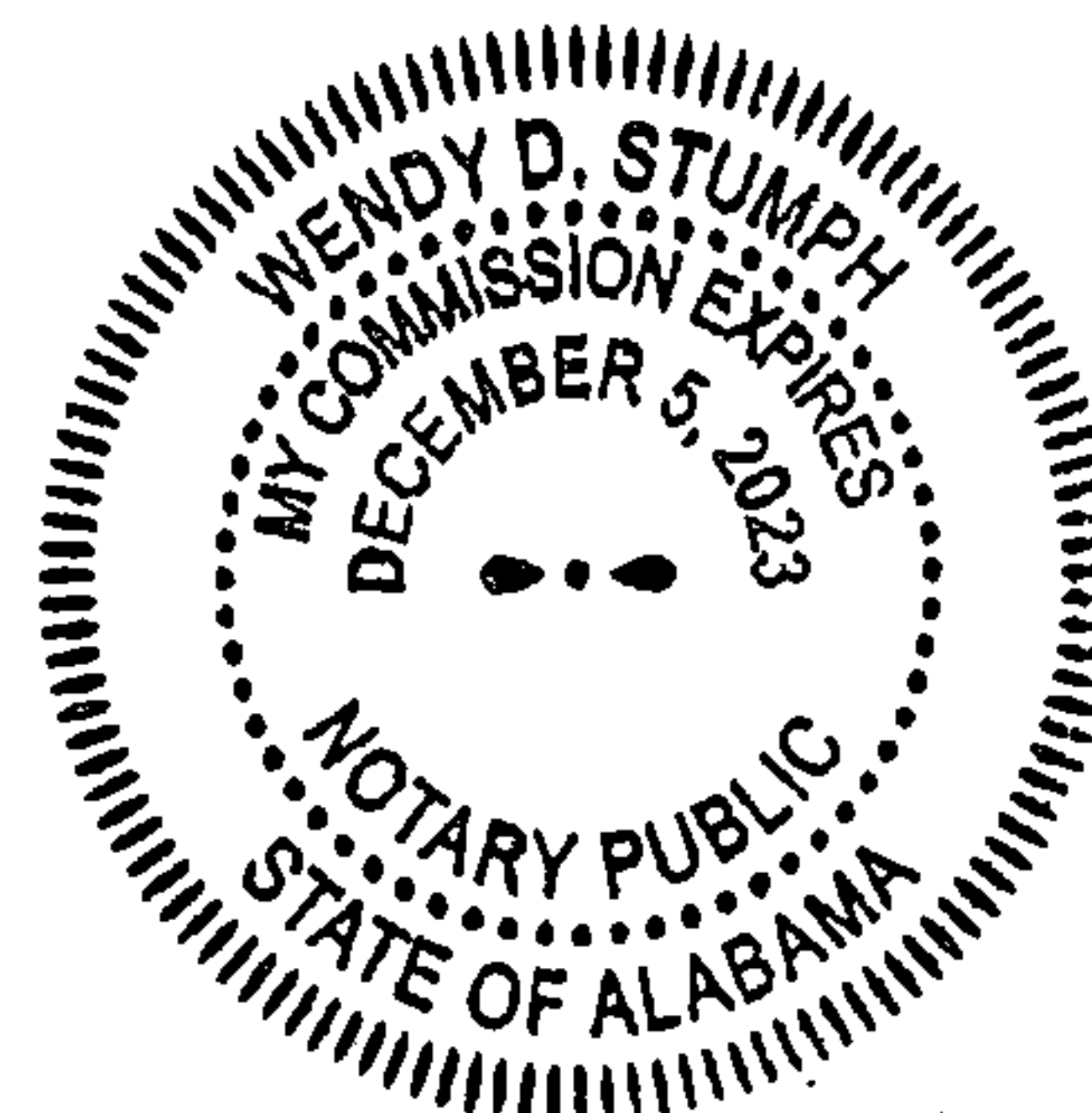


Exhibit A

Legal Description

All that tract or parcel of land lying and being in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 West, City of Chelsea, Shelby County, Alabama and being part of parcel 1 of the property conveyed from Birmingham Realty Company to The Barber Companies, Inc. by a deed recorded in Instrument 1999-05139, Shelby County, Alabama and being more particularly described as follows:

To find the point of beginning, COMMENCE at a $\frac{1}{2}$ -inch rebar found along the southern right-of-way of Chesser Drive (having an 80-foot right-of-way) at its intersection with the eastern line of the Southeast Quarter of Section 27, said rebar also being the northeastern corner of Parcel 2 of the lands of The Barber Companies, Inc. as described in Instrument 1999-05139; thence running along said southern right-of-way of Chesser Drive, South $77^{\circ}10'27''$ West, 150.25 feet to a $\frac{1}{2}$ -inch rebar found having an Alabama Grid North, NAD83, West zone value of N: 1219413.8084, E: 2233391.0608, thence running for the same, South $77^{\circ}06'52''$ West 141.08 feet to the True Point of Beginning, Thence leaving said southern right-of-way of Chesser Drive and running, South $10^{\circ}48'19''$ East, 259.23 feet to a point along the northern right-of-way of US Highway 280 (having a variable width right-of-way); Thence running along said northern right-of-way, South $79^{\circ}23'51''$ West, 171.81 feet to an angle iron found; Thence leaving said northern right-of-way of US Highway 280 and running, North $10^{\circ}37'39''$ West, 252.41 feet to a $\frac{1}{2}$ -inch rebar found along said southern right-of-way of Chesser Drive with a cap bearing the inscription "Farmer 14720", said rebar having an Alabama Grid North, NAD83, West zone value of N: 1219344.1832, E: 2233086.7074; Thence running along said southern right-of-way, North $77^{\circ}06'52''$ East, 171.14 feet to the POINT OF BEGINNING.

Bearing based on Alabama Grid North, NAD 83, West Zone.

LESS AND EXCEPT any property lying within the "Property" and the "Access Drive" as those terms are more particularly described on Exhibit A and Exhibit B, respectively, of that certain Memorandum of Lease and Grant of Easements by and between The Barber Companies, Inc. and Tacala, LLC and recorded as Instrument No. 20051228000667690, in the Office of the Shelby County Judge of Probate.



20210225000095720 4/5 \$629.00
Shelby Cnty Judge of Probate, AL
02/25/2021 02:47:02 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name The Barber Companies, Inc.
Mailing Address 27 Inverness Center Parkway
Birmingham, AL 35242
Attention: Charles M. Miller, Jr.

Grantee's Name AutoZone Development LLC
Mailing Address 123 S. Front St., 3rd Floor.
Memphis, TN 38103
Attention: Wanda Railey

Property Address Part of Tax ID: 09-8-27-0-001-015.004
Chelsea, AL 35043

Date of Sale February 24, 2021
Total Purchase Price \$595,000.00

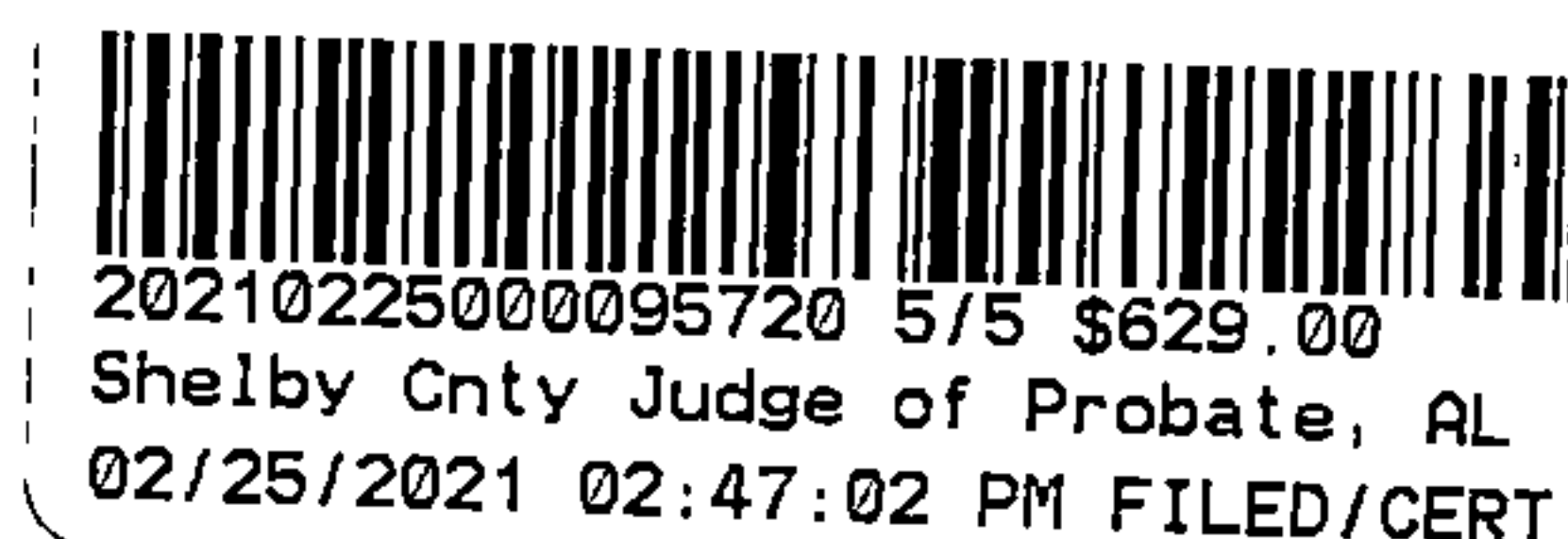
Shelby County, AL 02/25/2021
State of Alabama
Deed Tax: \$595.00

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 ☐ 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 2/23/2021

Print Jonathan "JT" Thornburg

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)