

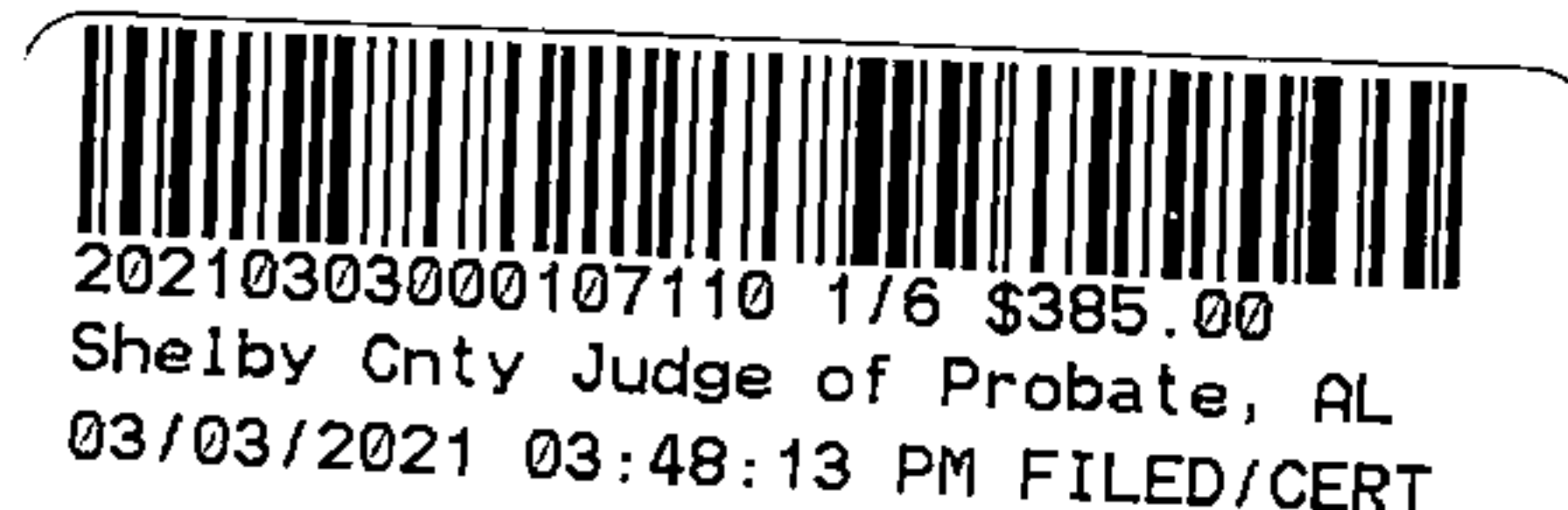
THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

BMB Holdings LLC
2830 Commerce Boulevard
Irondale, Alabama 35210

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 26th day of February, 2021, by **SHARON SCARBROUGH SMITH, AN UNMARRIED WOMAN, JAMES DRAYTON SMITH III, A MARRIED MAN AND CHARLES BENJAMIN SMITH, A MARRIED MAN, AND AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JAMES DRAYTON SMITH, JR., PROBATE CASE PR 2020-000571 AND SHARON SCARBROUGH SMITH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DRAYTON SMITH, JR., PROBATE CASE PR 2020-000571** (hereinafter referred to as the "Grantor"), to **BMB HOLDINGS LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property").

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever, subject to all easements, covenants, restrictions, and other matters reflected on Exhibit "B" attached hereto and made a part hereof by this reference (hereinafter referred to as "Permitted Exceptions").

And Grantor does for itself, and its successors, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances identified herein, and that Grantor and its successors and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

NOTE: THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, JAMES DRAYTON SMITH III NOR HIS SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

NOTE: THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, CHARLES BENJAMIN SMITH, NOR HIS SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

Shelby County, AL 03/03/2021
State of Alabama
Deed Tax: \$345.00



20210303000107110 2/6 \$385.00
Shelby Cnty Judge of Probate, AL
03/03/2021 03:48:13 PM FILED/CERT

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:

Sharon Scarbrough Smith
6100 Mill Creek Drive
Birmingham, Alabama 35242

James Drayton Smith III
311 Carnoustie Drive North
Birmingham, Alabama 35242

Charles Benjamin Smith
3605 River Ridge Road
Birmingham, Alabama 35243

Grantee's Name and Mailing Address:

BMB Holdings LLC
2830 Commerce Boulevard
Irondale, Alabama 35210

Property Address:

4960 Valleydale Road, Birmingham, Alabama 35242
(PID: 10-1-11-0-001-003.00)
(PID: 10-1-02-0-003-050.032)

Sales Price:

\$1,425,000.00

The Value of the Property can be verified by purchase and sale agreement and the closing statement.

[Signature appears on following page]

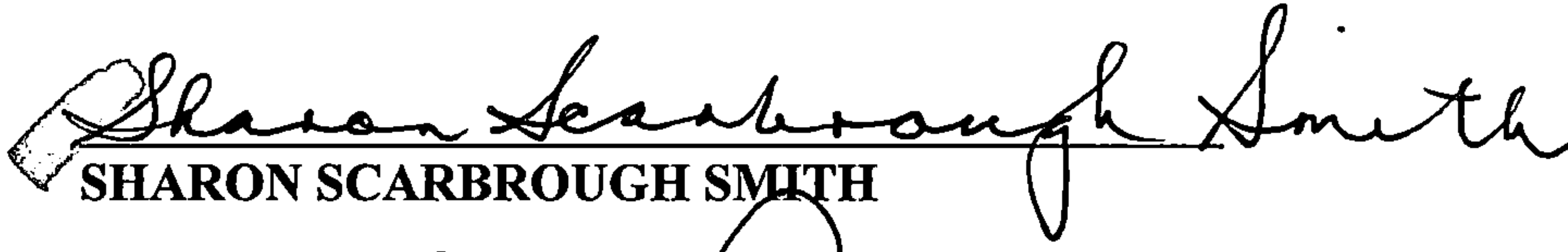


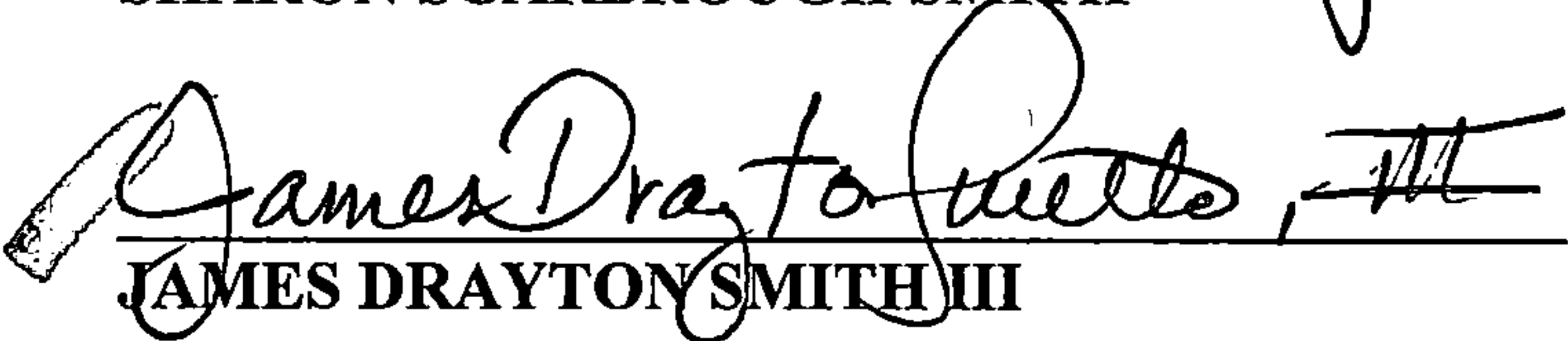
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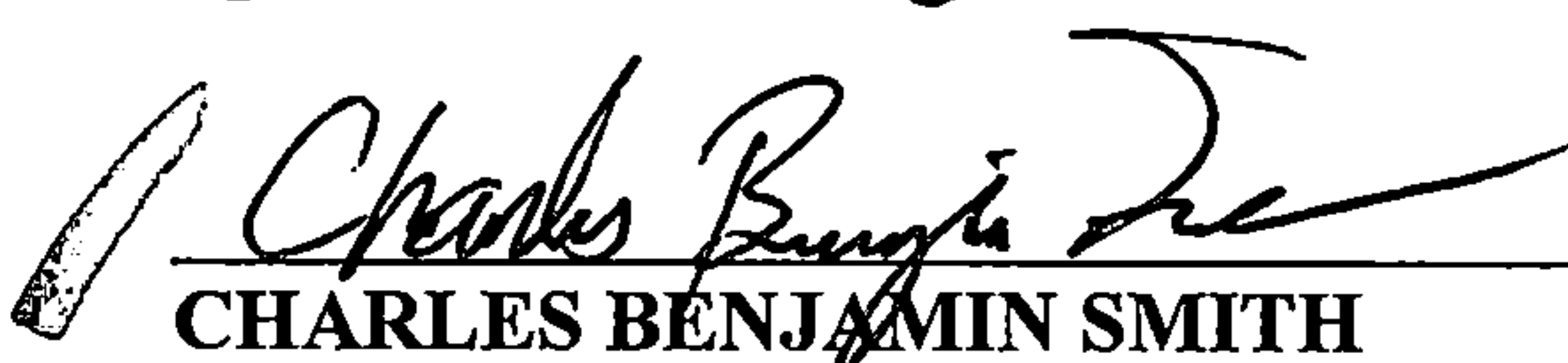
IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

WITNESS:


SHARON SCARBROUGH SMITH


JAMES DRAYTON SMITH III


CHARLES BENJAMIN SMITH

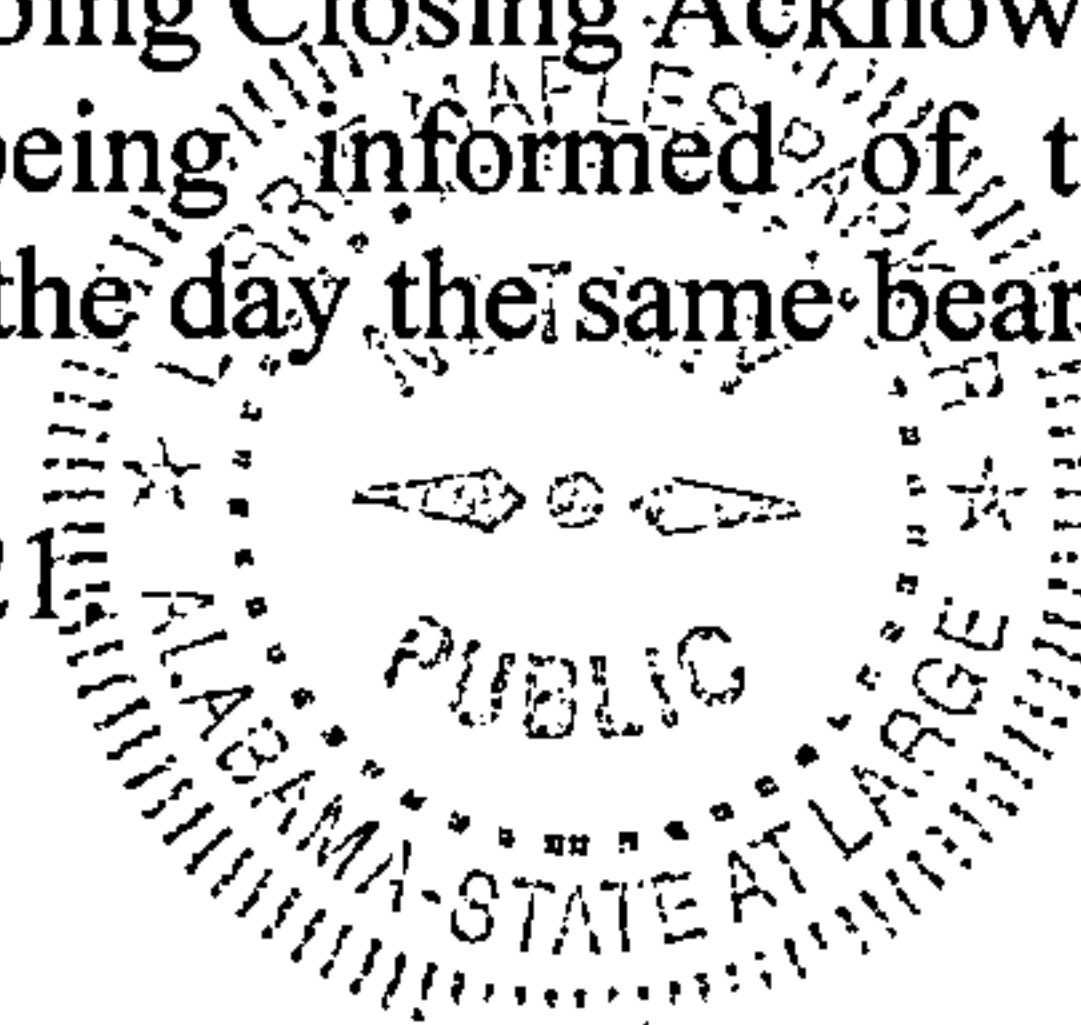
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sharon Scarbrough Smith, an unmarried woman, James Drayton Smith III, a married man and Charles Benjamin Smith, a married man, whose names are signed to the foregoing Closing Acknowledgment, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Closing Acknowledgment, they, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this February 26, 2021.



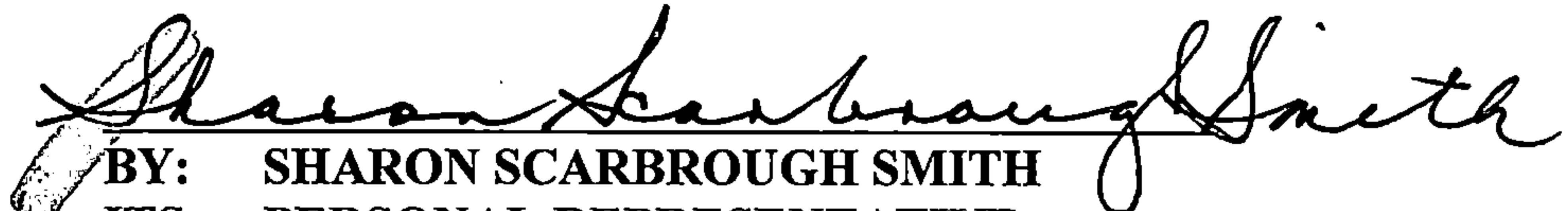
Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2023





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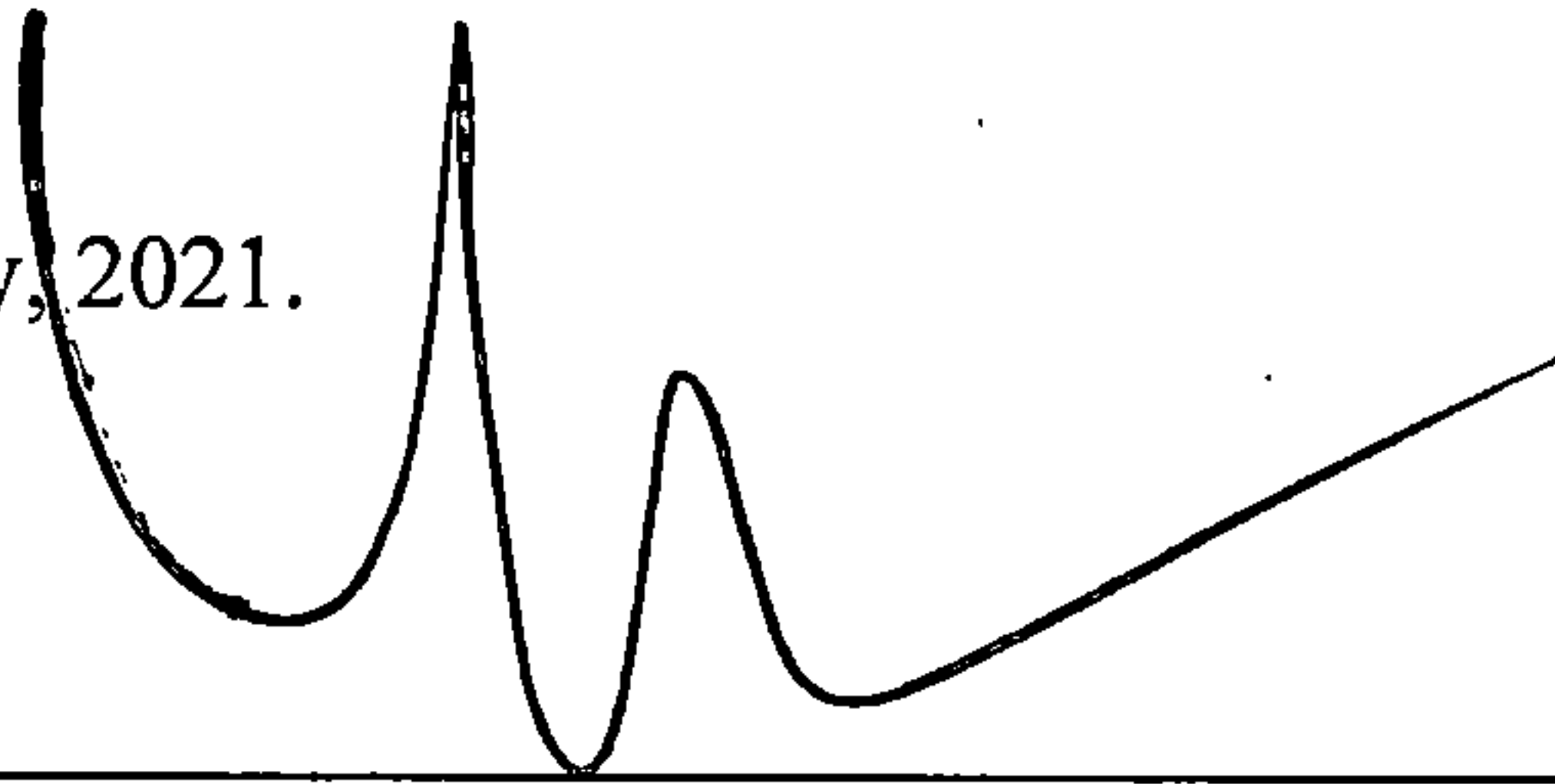
**THE ESTATE OF JAMES DRAYTON SMITH, JR.,
DECEASED, PROBATE CASE NO. PR 2020-000571**


BY: SHARON SCARBROUGH SMITH
ITS: PERSONAL REPRESENTATIVE

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon Scarbrough Smith, whose name as the Personal Representative of The Estate of James Drayton Smith, Jr., deceased, Probate Case No. PR 2020-000571, 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, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand this 26th day of February, 2021.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2023

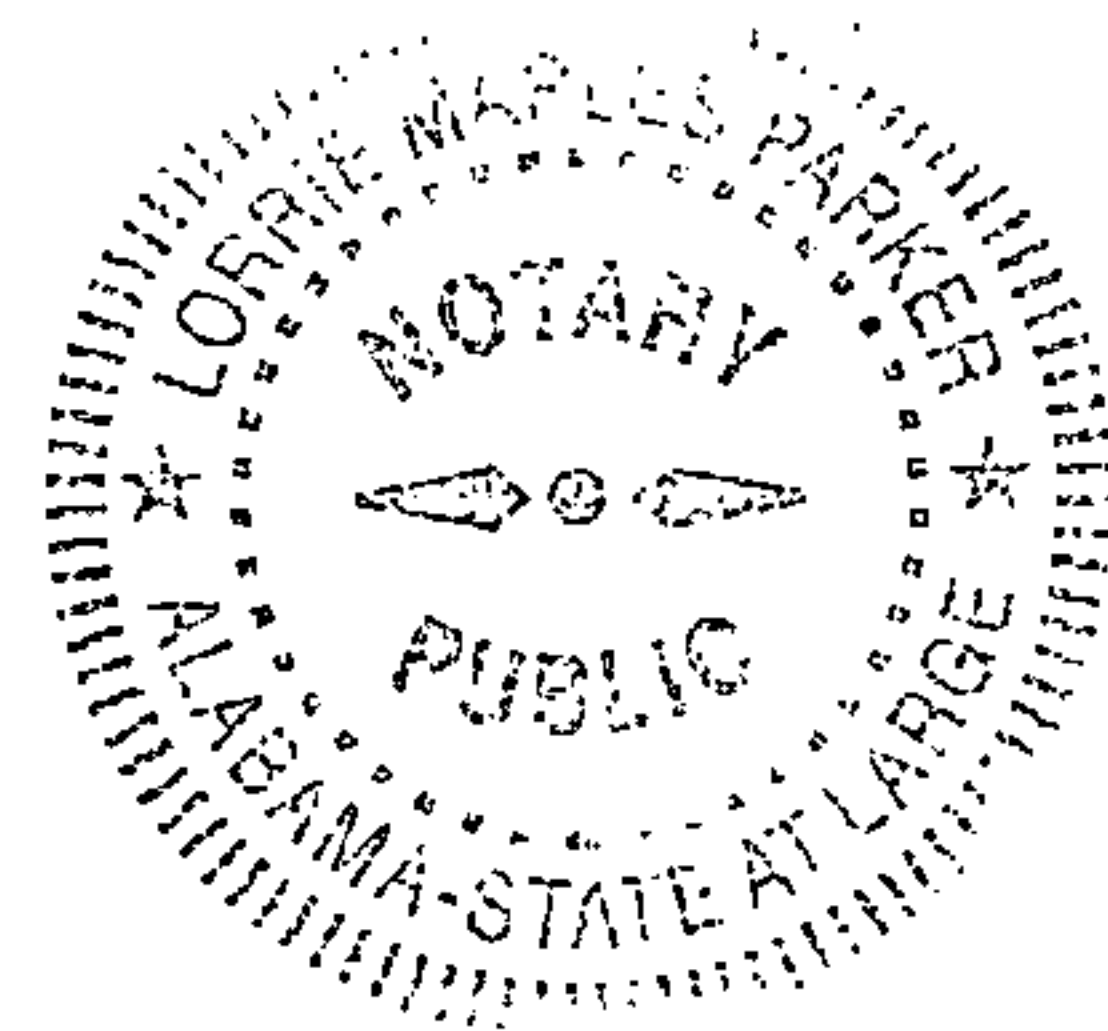


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 2 and the Northeast Quarter of the Northeast Quarter of Section 11, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 2; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 50.07 feet to an iron pin found; thence turn an angle to the right of 92 degrees, 25 minutes, 42 seconds and run in a Southeasterly direction for a distance of 254.05 feet to an iron pin found; thence turn an angle to the right of 50 degrees, 03 minutes, 45 seconds and run in a Southeasterly direction for a distance of 65.13 feet to an iron pin found; thence turn an angle to the left of 49 degrees, 27 minutes, 12 seconds and run in a Southeasterly direction for a distance of 8.47 feet to an iron pin found on the North right of way line of Valleydale Road also known as Shelby County 17; said point also being on a curve to the left having a radius of 1,303.78 feet and central angle of 11 degrees, 06 minutes, 10 seconds; thence turn an angle to the right to the chord of said curve of 138 degrees, 35 minutes, 05 seconds and run in a Southwesterly direction along the arc of said curve for a distance of 252.65 feet to an iron pin found on the North right of way of said Valleydale Road; thence run tangent from last stated curve in a Southwesterly direction for a distance of 158.53 feet to an iron pin found on the North right of way of said Valleydale Road; thence turn an angle to the right of 133 degrees, 55 minutes, 44 seconds and run in a Northerly direction along the West line of said Northeast Quarter of the Northeast Quarter of said Section 11 for a distance of 279.82 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commencing at the NW corner of the NE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 2 West, run thence South 00 degrees, 01 minutes, 45 seconds West a distance of 219.52 feet, more or less, to the Point of Beginning; to a point on a curve to the right having a radius of 1,925.00 feet, a central angle of 0 degrees, 29 minutes, 02 seconds, a curve distance of 16.26 feet, and a chord bearing North 52 degrees, 04 minutes, 44 seconds East at a distance of 16.26 feet; run thence North 61 degrees, 36 minutes, 59 seconds East a distance of 149.20 feet, more or less, run thence South 45 degrees, 34 minutes, 34 seconds West a distance of 201.80 feet, more or less, run thence North 0 degrees, 01 minutes, 45 seconds East a distance of 60.33 feet, more or less, to the Point of Beginning. A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 2 and the Northeast Quarter of the Northeast Quarter of Section 11, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 2; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 50.07 feet to an iron pin found; thence turn an angle to the right of 92 degrees, 25 minutes, 42 seconds and run in a Southeasterly direction for a distance of 254.05 feet to an iron pin found; thence turn an angle to the right of 50 degrees, 03 minutes, 45 seconds and run in a Southeasterly direction for a distance of 65.13 feet to an iron pin found; thence turn an angle to the left of 49 degrees, 27 minutes, 12 seconds and run in a Southeasterly direction for a distance of 8.47 feet to an iron pin found on the North right of way line of Valleydale Road also known as Shelby County 17; said point also being on a curve to the left having a radius of 1,303.78 feet and central angle of 11 degrees, 06 minutes, 10 seconds; thence turn an angle to the right to the chord of said curve of 138 degrees, 35 minutes, 05 seconds and run in a Southwesterly direction along the arc of said curve for a distance of 252.65 feet to an iron pin found on the North right of way of said Valleydale Road; thence run tangent from last stated curve in a Southwesterly direction for a distance of 158.53 feet to an iron pin found on the North right of way of said Valleydale Road; thence turn an angle to the right of 133 degrees, 55 minutes, 44 seconds and run in a Northerly direction along the West line of said Northeast Quarter of the Northeast Quarter of said Section 11 for a distance of 279.82 feet to the point of beginning.

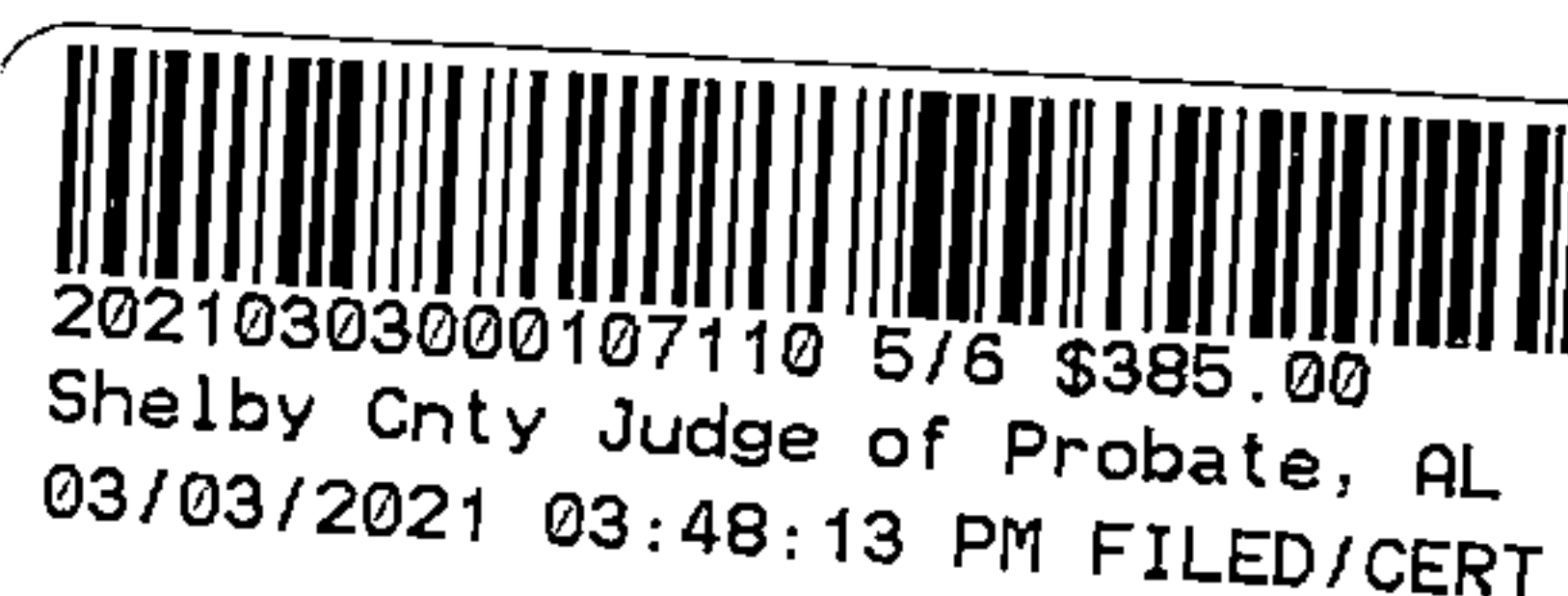


EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Record.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated there with or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Any part of the Land lying within the right of way of a public road.
4. Rights of interested parties under outstanding unrecorded leases.
5. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 33, Page 734 and Book 84, Page 298.
6. 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 Book 65, Page 96 and Book 64, Page 267.
7. Agreement to Modify Buffer recorded in Instrument #1999-42398.
8. Misalignment of fence along Northeastern and Northwestern boundaries as shown on that survey prepared by Ray Weygand dated February 24, 2021 and designated as Order No. 202100375.



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