

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that COLUMBIANA STATION, LLC, an Alabama limited liability company, hereinafter called the Grantor, for and in consideration of the sum of NINE HUNDRED THOUSAND AND NO/100 (\$900,000.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by STAR COLUMBIANA, LLC, a Delaware limited liability company, hereinafter called the Grantee, does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee, its successors and assigns forever, the following described property situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A", which is attached hereto and made a part hereof as fully as if set out completely herein.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Transmission line permit granted Alabama Power Company by instrument recorded in Deed Record Volume 119, Page 104.
2. Easement granted Alabama Power Company by instrument recorded in Deed Book 212, Page 567.
3. Easement granted John Galbreath and Catherine Galbreath by instrument recorded in Instrument No. 20180810000287230.
4. Access Easement granted Union State Bank by instrument recorded in Instrument No. 20180416000126810.
5. Sewer Easements granted the City of Columbiana, Alabama, by instrument recorded in Instrument No. 20170131000037350.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER with all and singular the rights, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD THE SAME unto the said Grantee, its successors and assigns forever, in fee simple.

AND, except as to the taxes hereafter falling due and except as noted above, the said Grantor, for itself and for its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; that it does hereby WARRANT and shall forever DEFEND the title to said property unto the said Grantee, its successors and assigns, against the

lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor hereto has caused this conveyance to be executed on this 10th day of March, 2021.

COLUMBIANA STATION, LLC

By: [Signature]
KEVIN NOEL RICKE
Its: Member

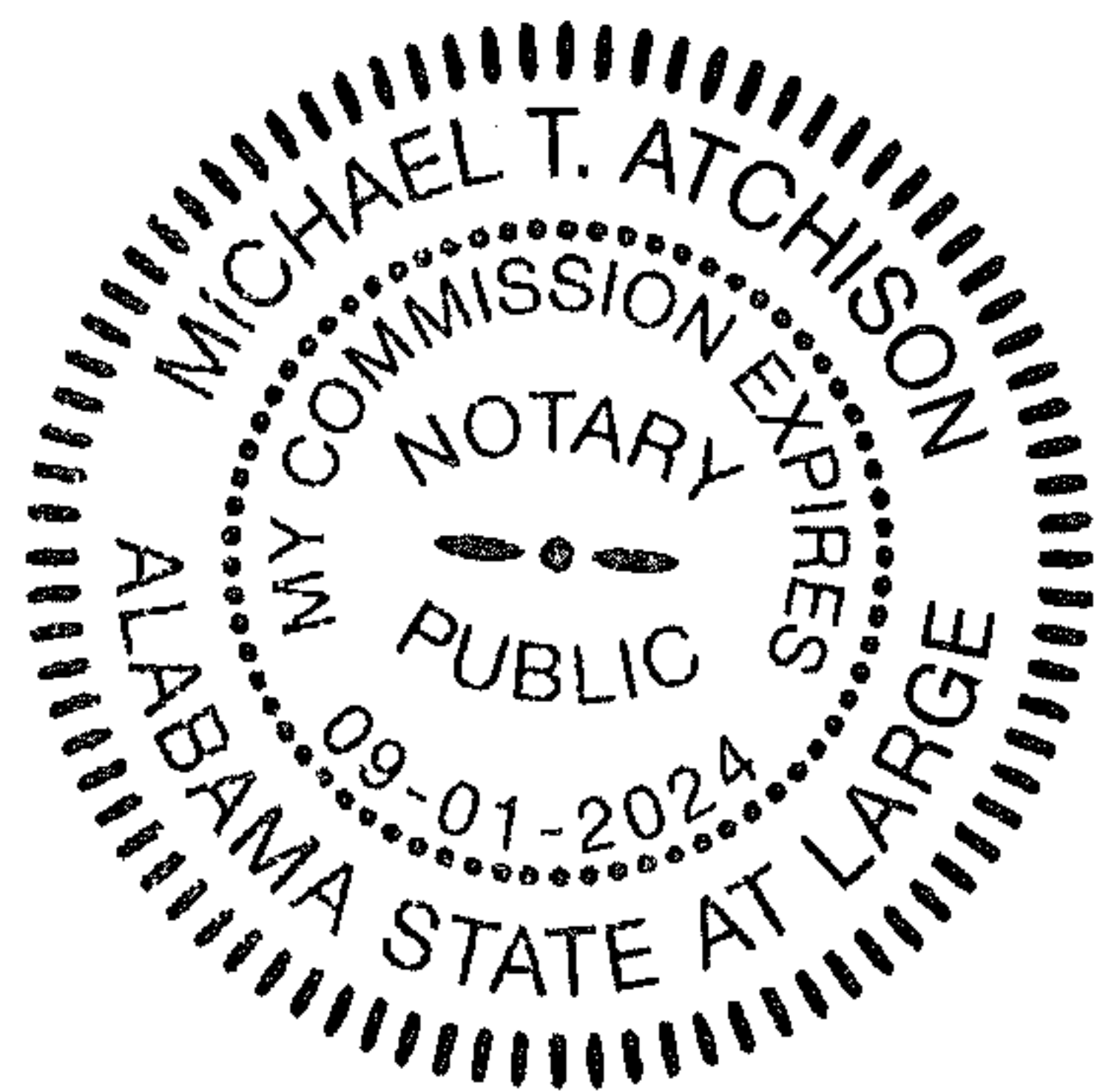
By: [Signature]
VICTORIA LEE RICKE
Its: Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that KEVIN NOEL RICKE, whose name as Member of COLUMBIANA STATION, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he as such Member, and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2021.



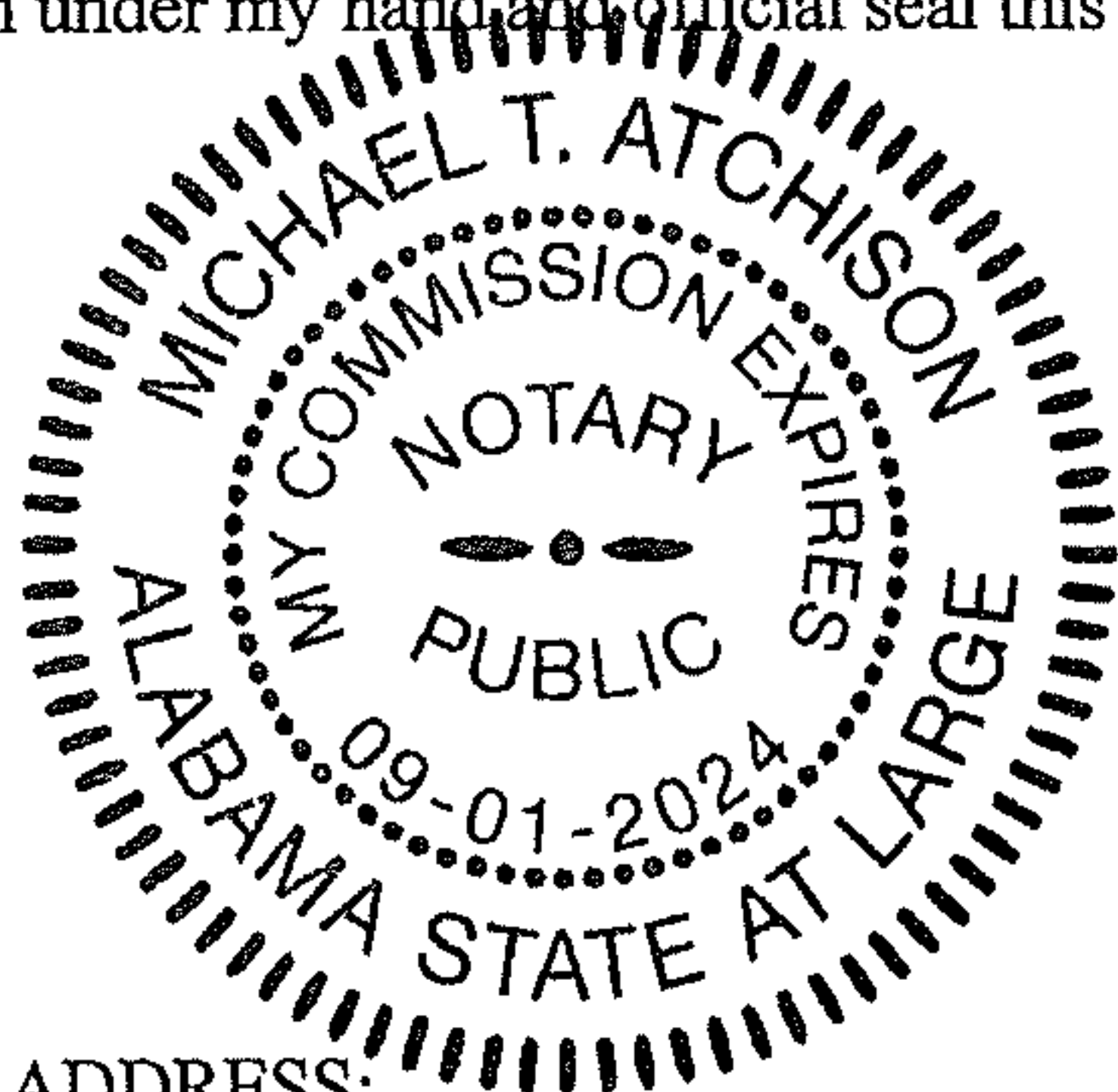
[Signature]
NOTARY PUBLIC
My commission expires: 9-1-24

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that VICTORIA LEE RICKE, whose name as Member of COLUMBIANA STATION, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she as such Member, and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2021.



Michael T. Atchison
NOTARY PUBLIC
My commission expires: 9-1-24

PROPERTY ADDRESS:

455 Highway 70
Columbiana, AL 35051

GRANTOR'S ADDRESS:

Columbiana Station, LLC
531 Woodbridge Trace
Chelsea, Alabama 35043

GRANTEE'S ADDRESS:

~~900~~ 900 Linden Ave
Rochester, NY 14625

THIS INSTRUMENT PREPARED BY:

W. BEATTY PEARSON, PC
29000 US Highway 98
Suite C-101
Daphne, AL 36526
(251) 626-2772

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

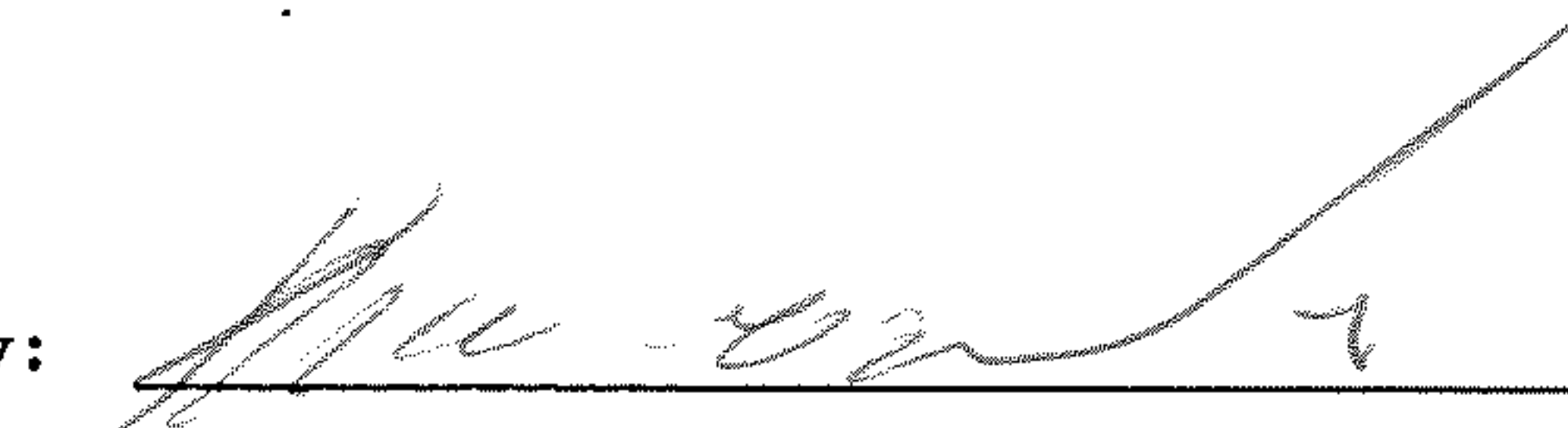
Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run in a Southerly direction along the East line of Section 27 for a distance of 1488.68 feet to a point on the south right of way of Alabama Highway Number 70; thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a Southwesterly direction along the South right of way line of Alabama Highway Number 70 for a distance of 21.78 feet to the point of beginning; from the point of beginning thus obtained turn an angle to the right of 6 degrees 56 minutes 50 seconds and continue in a Southwest direction along the South right of way of Alabama Highway Number 70 for a distance of 292.20 feet to the intersection of the Southeast right of way of the Southern Railroad; thence turn an angle to the left of 28 degrees 48 minutes 17 seconds and run in a Southwest direction along the Southeast right of way of the Southern Railroad for a distance of 296.60 feet; thence turn an angle to the left of 55 degrees 45 minutes 23 seconds and run in a Southerly direction for a distance of 268.26 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in an Easterly direction for a distance of 536.07 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Northerly direction for a distance of 462.86 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT therefrom the following parcel conveyed to John Galbreath and Catherine Galbreath by Deed from Columbiana station, LLC dated August 9, 2018 and recorded in Instrument No. 20180810000287240, described as follows, to-wit:

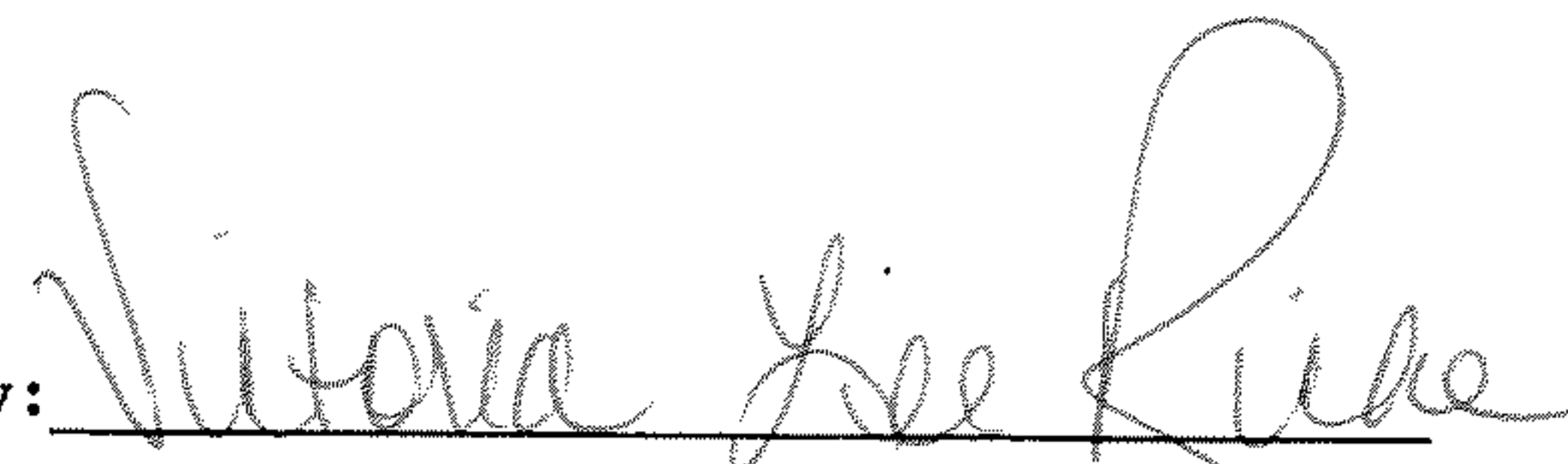
A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 27, Township 21 South, Range 1 West, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest corner of Section 26, Township 21 South, Range 1 West, thence run in a Northerly direction along the West line of the Northwest quarter of a distance of 459.85 feet to a point; thence continue in a Northerly direction along last mentioned course for a distance of 203.53 feet to a found Weygand rebar; thence turn an interior angle to the right of 76 degrees 47 minutes 47 seconds and run in a Southwesterly direction for a distance of 20.58 feet to a found rebar; thence turn an interior angle to the left of 76 degrees 42 minutes 56 seconds and run in a Northerly direction for a distance of 67.40 feet to a railroad spike; thence turn an interior angle to the right of 90 degrees and run in a Westerly direction for a distance of 248.58 feet to the Point of Beginning of the property here in described; thence turn an interior angle to the left of 90 degrees 06 minutes 08 seconds and run in a Northerly direction for a distance of 302.68 feet to a point; thence turn an interior angle to the left of 90 degrees and run in an Easterly direction for a distance of 12.35 feet to a point; thence turn an interior angle to the right of 89 degrees 41 minutes 59 seconds and run in a Northerly direction for a distance of 137.53 feet to a point; thence turn an interior angle to the right of 84 degrees 57 minutes 49 seconds and run in a Westerly direction for a distance of 53.39 feet to a point; thence turn an interior angle to the right of 151 degrees 11 minutes 43 seconds and run in a Southwesterly direction for a distance of 227.47 feet to a point; thence turn an interior angle to the right of 124 degrees 11 minutes 46 seconds and run in a Southerly direction for a distance of 307.16 feet to a point; thence turn an interior angle to the right of 90 degrees 02 minutes 51 seconds and run in an Easterly direction for a distance of 230.09 feet to the Point of Beginning.

By:


Kevin Noel Ricke
Its: Member

By:


Victoria Lee Ricke
Its: Member

PARCEL TWO:

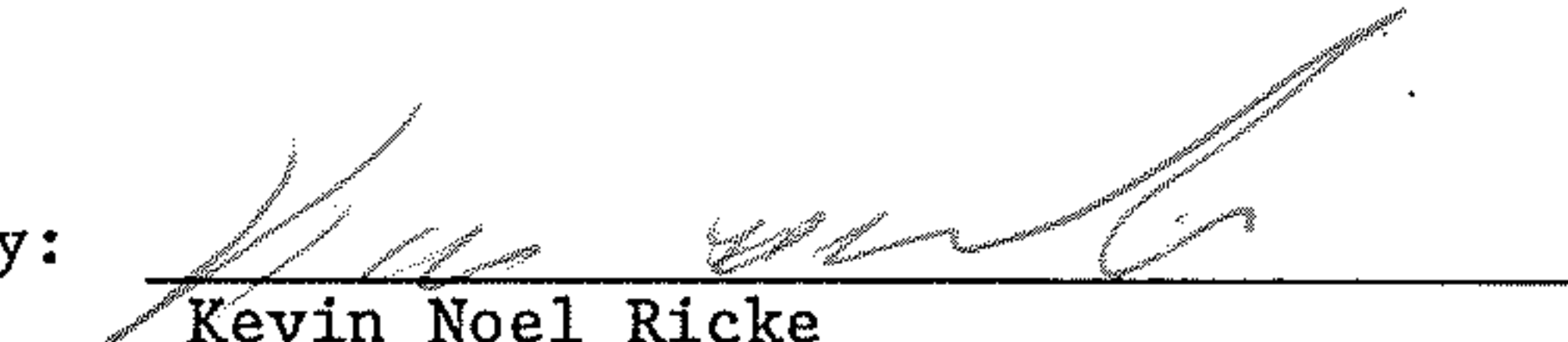
Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run South along the East line of said Section 27 for a distance of 1488.68 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a Southwesterly direction along Southern right of way of Alabama Highway 70 for a distance of 21.78 feet; thence turn an interior angle to the right of 102 degrees 23 minutes 10 seconds and run in a Southerly direction for a distance of 530.26 feet; thence turn an interior angle to the right of 76 degrees 42 minutes 43 seconds and run in a Northeasterly direction for a distance of 283.37 feet; thence turn an interior angle to the right of 101 degrees 45 minutes 18 seconds and run in a Northerly direction for a distance of 524.69 feet to a point on the South right of way of Alabama Highway 70; thence turn an interior angle to the right of 78 degrees 17 minutes 58 seconds and run in a Southwesterly direction along said right of way for a distance of 124.95 feet; thence turn an interior angle to the right of 180 degrees 50 minutes 51 seconds and run in a Southwesterly direction along said right of way for a distance of 121.69 feet to the point of beginning. Situated in Shelby County, Alabama. Situated in Shelby County, Alabama.

PARCEL THREE:

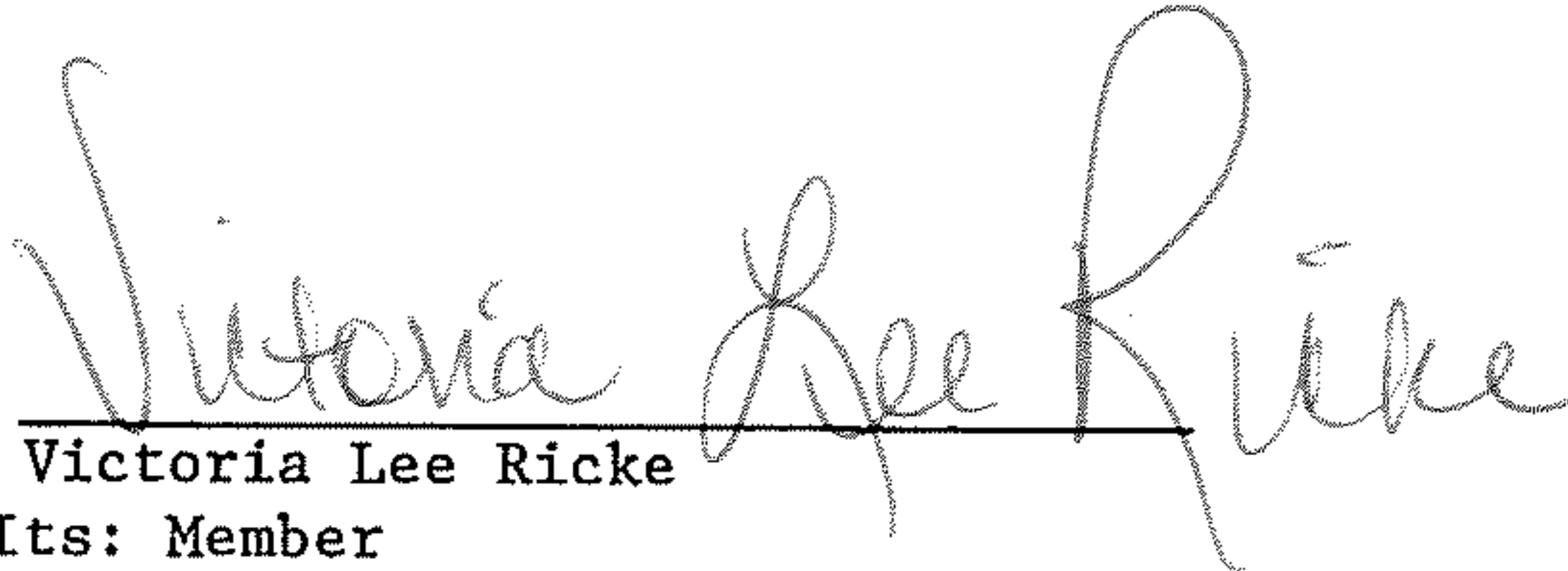
Commence at the Southwest corner of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, thence run in a Northerly direction along the West line of the Northwest Quarter for a distance of 459.85 feet to a point on the centerline of a Creek and the point of beginning; from the point of beginning thus obtained, turn an angle to the right of 74 degrees 51 minutes 04 seconds and run in a Northeasterly direction along the centerline of a creek for a distance of 127.96 feet; thence turn an angle to the left of 3 degrees 53 minutes 24 seconds and continue in a Northeasterly direction along the centerline of a creek for a distance of 148.04 feet; thence turn an angle to the left of 73 degrees 21 minutes 32 seconds and run in a Northerly direction for a distance of 182.00 feet; thence turn an angle to the left of 100 degrees 48 minutes 34 seconds and run in a Southwesterly direction for a distance of 262.79 feet; thence turn an angle of 76 degrees 47 minutes 34 seconds and run in a Southerly direction for a distance of 203.53 feet to the point of beginning. Situated in Shelby County, Alabama.

Columbiana Station, LLC

By:


Kevin Noel Ricke
Its: Member

By:


Victoria Lee Ricke
Its: Member



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2021 01:10:54 PM
\$934.00 KIMBERLY
20210312000125180

