

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Western REI, LLC
3360 Davey Allison BLVD
Bessemer, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

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STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SEVENTY SIX THOUSAND TWO HUNDRED NINETY EIGHT AND 00/100 (\$376,298.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Commercial Development Authority of the City of Alabaster**, a(n) Alabama Statutory Authority (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEE, his/her/their heirs and assigns forever.

GRANTOR hereby covenants and agrees with GRANTEE, its successors and assigns, that GRANTOR will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the GRANTOR, but against no other.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16th day of April, 2021.



The Commercial Development Authority of the City of Alabaster
By: Dennis Torrealba
Its: Chairman

STATE OF ALABAMA
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dennis Torrealba whose name as Chairman of **The Commercial Development Authority of the City of Alabaster**, a(n) Alabama Statutory Authority, 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, he/she, as such Chairman and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of April, 2021.



Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

EXHIBIT A

All that property which lies South and East of Fulton Springs Road.

PARCEL 1:

Beginning at a one-inch open top pipe corner that represents the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 00 degrees, 31 minutes, 10 seconds West along the East line of said 1/4 - 1/4 Section a distance of 299.84 feet to a found capped rebar pipe corner on the Southerly right of way line of U.S. Highway No. 31; thence run North 45 degrees, 03 minutes, 08 seconds West along the said South margin of said Highway No. 31 a distance of 534.62 feet to a found rebar corner; thence run North 85 degrees, 50 minutes, 53 seconds West a distance of 95.31 feet to a found old fence post corner recognized as a property corner on a 1979 survey of Lewis Armstrong, Alabama Licensed Land Surveyor and Engineer; thence run South 18 degrees, 37 minutes, 06 seconds West a distance of 505.46 feet to a found flat iron corner; thence run South 25 degrees, 38 minutes, 54 seconds West a distance of 233.09 feet to a found one-inch open pipe corner on the Northerly margin of Old Highway 31 and Shelby County Highway 26 right of ways; thence run South 77 degrees, 34 minutes, 58 seconds East along said margin of said Highway a distance of 266.55 feet to a found two-inch open pipe corner; thence run North 13 degrees, 27 minutes, 15 seconds East a distance of 136.06 feet to a found solid bar corner; thence run South 80 degrees, 00 minutes, 43 seconds East a distance of 131.31 feet to a found steel corner; thence run South 80 degrees, 06 minutes, 19 seconds East a distance of 100.56 feet to a found steel corner; thence run South 00 degrees, 54 minutes, 19 seconds East a distance of 28.00 feet to a set capped rebar corner on the South line of said Northeast 1/4 of the Southeast 1/4 of Section 12; thence run South 89 degrees, 24 minutes, 32 seconds East along said 1/4 - 1/4 line a distance of 217.65 feet to the point of beginning.

PARCEL II:

Commence at a one-inch open top pipe corner that represents the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 00 degrees, 31 minutes, 10 seconds West along the East line of said 1/4 - 1/4 Section a distance of 299.84 feet to a found capped rebar pipe corner on the Southerly right of way line of U.S. Highway No. 31; thence continue North 00 degrees, 53 minutes, 47 seconds West along said 1/4 - 1/4 line a distance of 287.06 feet to set rebar corner on the North margin of US. Highway No. 31 and the point of beginning of the property, Parcel 2, being described: thence continue North 00 degrees, 53 minutes, 47 seconds West a distance of 74.42 feet to a found rebar corner; thence run North 87 degrees, 30 minutes, 13 seconds West a distance of 76.50 feet to a set rebar corner on the same said North margin of same said Highway 31; thence run South 44 degrees, 56 minutes, 39 seconds East along said margin of said highway a distance of 109.84 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Less and except any property therein that is North and West of Fulton Springs Road, any dedicated Road Right-of-Way, and notwithstanding any other agreements, the property may not be used for the following purposes: Automobile dealerships and car lots, Carwashes, Gasoline Service Stations, Motels and Extended Stay Hotels, Indoor and Outdoor Flea Markets, Manufactured Homes Sales and Service, Pawnshops, Self-service Storage Facilities, Vehicle Towing Services, Vape Shops, Tobacco Stores, CBD Sales, Consignment Shops, Thrift Stores, Coin-operated Laundries; Title Pawn Shops, Payday Loan Shops, Bill Pay Shops, Alternative Financing Shops, Gold and Silver Coin Shops, Tattoo Shops, Massage Parlors, etc.

Allen S. Bayal