

This instrument was prepared by:

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Gibbons Law LLC
1200 Corporate Parkway, Suite 150
Birmingham, Alabama 35242

Send tax notices to:

D C Oil Company, Inc.
PO Box 380394
Birmingham, Alabama 35238-0394
Attention: David Collins

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Six Hundred Thirty Five Thousand and No/100 Dollars (\$635,000.00) to the undersigned, **McNeill & Storm Properties, Inc.**, an Alabama corporation, (the "Grantor"), in hand paid by **D C Oil Company, Inc.**, an Alabama corporation (the "Grantee"), the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

Lot 1, according to the Survey of Valdawood, as recorded in Map Book 8, Page 6, in the Probate Office of Shelby County, Alabama.

SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

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

And subject to the foregoing, Grantor does for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises, and that it and its successors and assigns shall warrant and forever defend the right and title to the said premises unto Grantee and its successors and assigns, against the claims of all persons whomsoever.

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 Address:

McNeill & Storm Properties, Inc.
2300 Twelve Oaks Drive
Hoover, Alabama 35244

Grantee's Name and Address:

D C Oil Company, Inc.
PO Box 380394
Birmingham, Alabama 35238-0394
Attention: David Collins

Property Address: 2367 Lakeside Drive, Birmingham, Alabama 35244
(PID 10-5-21-0-002-005.000)

Purchase Price: \$635,000.00

The Purchase Price of the Property can be verified by the Sales Contract.

IN WITNESS WHEREOF, Grantor has hereto set its signature on this the 22 day of April 2021.

MCNEILL & STORM PROPERTIES, INC., an
Alabama corporation

By: St. T. Lebo
Steven T. Lebo
Its: Treasurer

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Steven T. Lebo, whose name as Treasurer of McNeill & Storm Properties, Inc., an Alabama corporation, is signed to the foregoing Affidavit and who is known to me, acknowledged before me on this day that, being informed of the statements and obligations contained therein, he as such Treasurer and with full authority, voluntarily executed the same on behalf of said Company.

Given under my hand and seal this the 22 day of April 2021.

(SEAL)

Nancy Kay Ledbetter
Notary Public
My Commission Expires: October 8, 2022

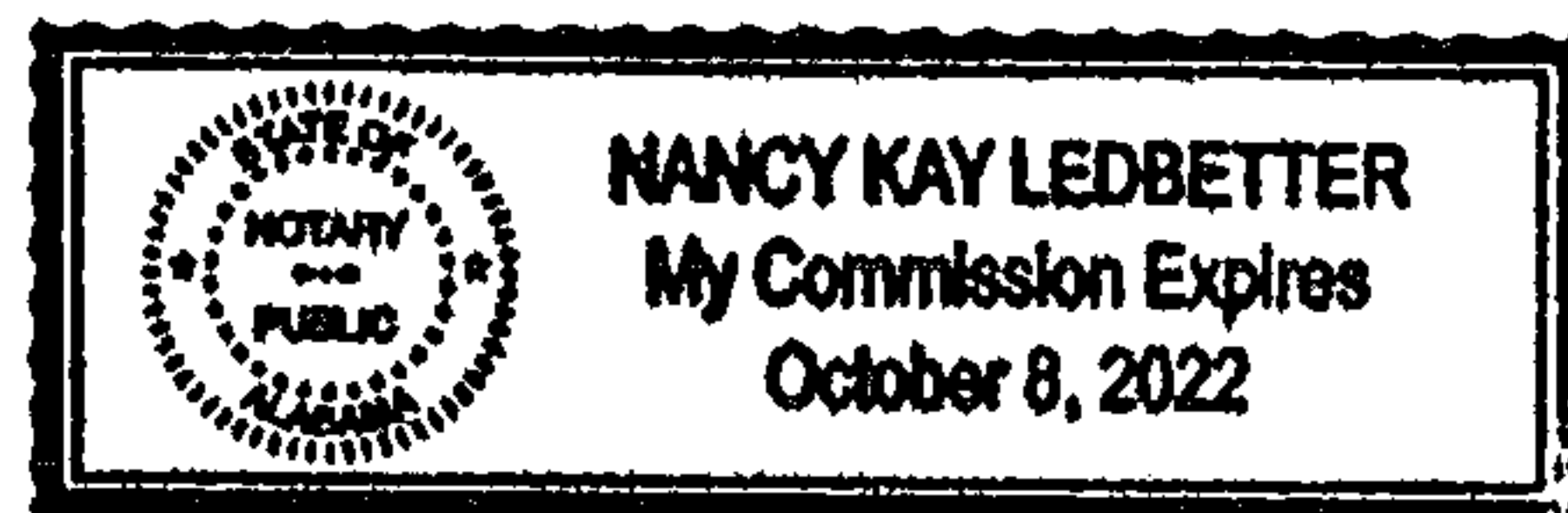


EXHIBIT A

PERMITTED EXCEPTIONS

1. Easements and building line as shown on recorded map.
2. Covenants and restrictions appearing of record in Misc Book 2, Page 298; Misc Book 16, Page 768; Misc Book 35, Page 186; and Misc Book 35, Page 182; as amended in Instrument No. 20151207000417540, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company and South Central Bell Telephone Company, as set out in instrument(s) recorded in Deed Book 326, Page 124 and 122, in the Probate Office of Shelby County, Alabama.
4. 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 336, Page 858; Deed Book 4, Page 41; and Deed Book 111, Page 625, in said Probate Office.
5. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 111, Page 267; Deed Book 124, Pages 493, 522, and 535; Deed Book 130, Page 55; and Deed Book 129, Page 576, in said Probate Office.
6. Right of Way to Shelby County Water and Wastewater Department of Shelby County, as recorded in Instrument No. 1994-21786, in said Probate Office.
7. Right of Way to Shelby County, as recorded in Deed Book 177, Page 35, in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2021 01:12:02 PM
\$666.00 CHERRY
20210430000215800

Allen S. Beal